HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

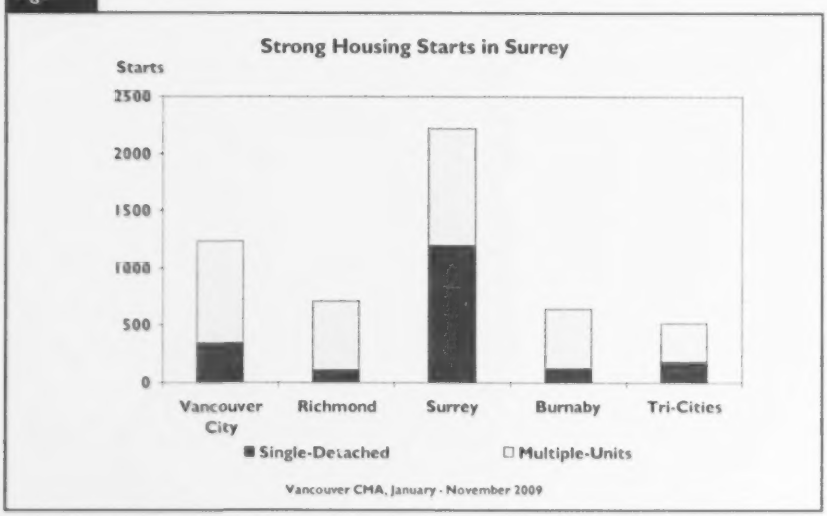
Date Released: December 2009

Vancouver CMA New Housing Market Activity

November recorded the largest number of single detached housing starts this year. Concrete was poured for 401 new detached homes this month, up 64 per cent compared to November of last year. The inventory of completed and unsold new single detached homes dropped to just 609 units in November, the lowest this year, and a 45 per cent decline from the same month a year ago.

Surrey continues to be a key area for new home construction in the Vancouver CMA, accounting for 42 per cent of new home starts this month and 30 per cent of all residential construction so far this year. An improving economy, steady

Figure 1



Source: CMHC

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population growth and a strong resale market (sales were three times higher in November compared to a year ago) have contributed to an increase in single family starts in Surrey.

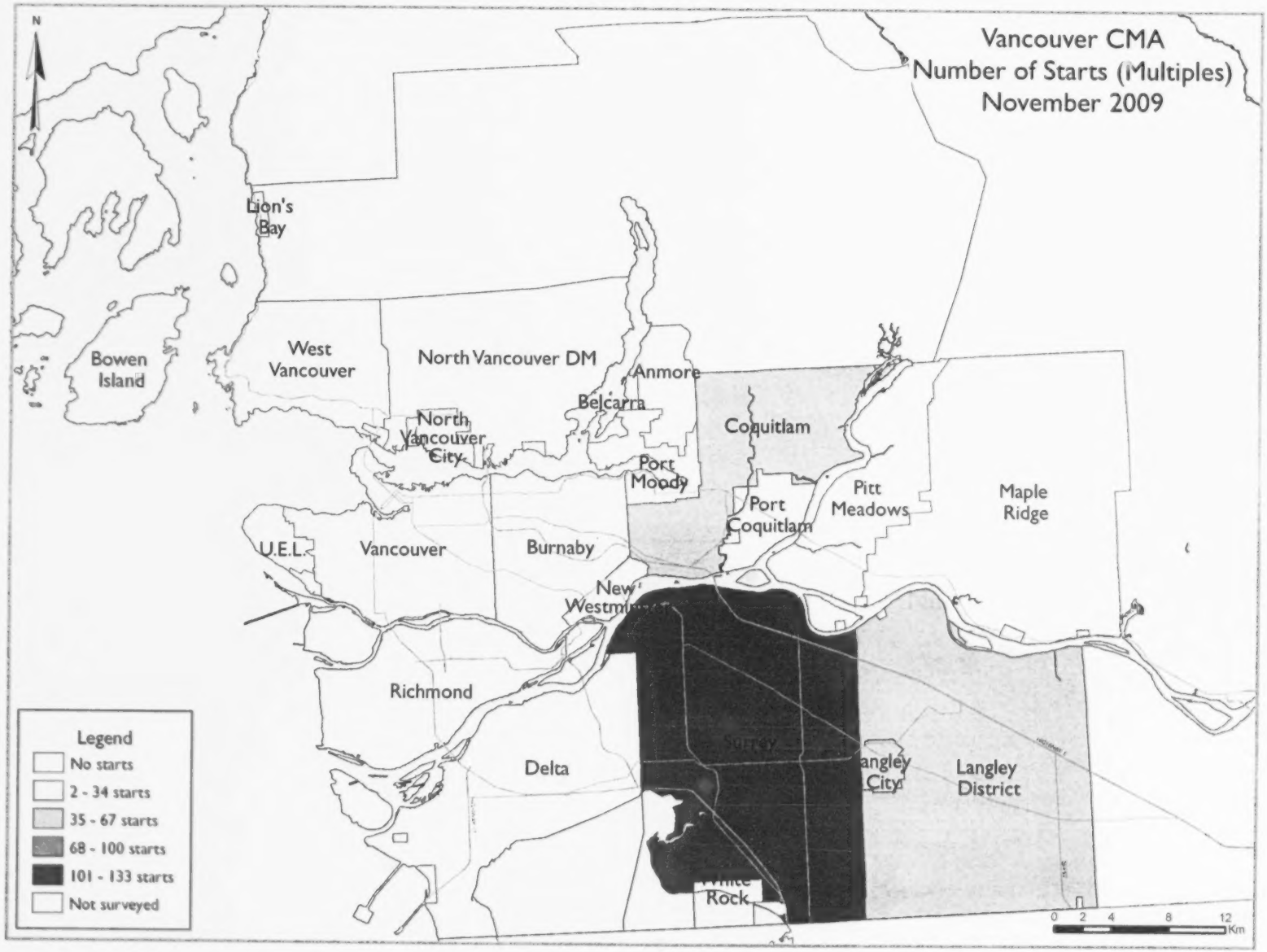
Total home starts in the first eleven months of the year, however, remained 60 per cent below last year's pace, with multiple unit construction accounting for most of the decline. Single detached home building was down by one quarter whilst multi family starts have declined by nearly 70 per cent.

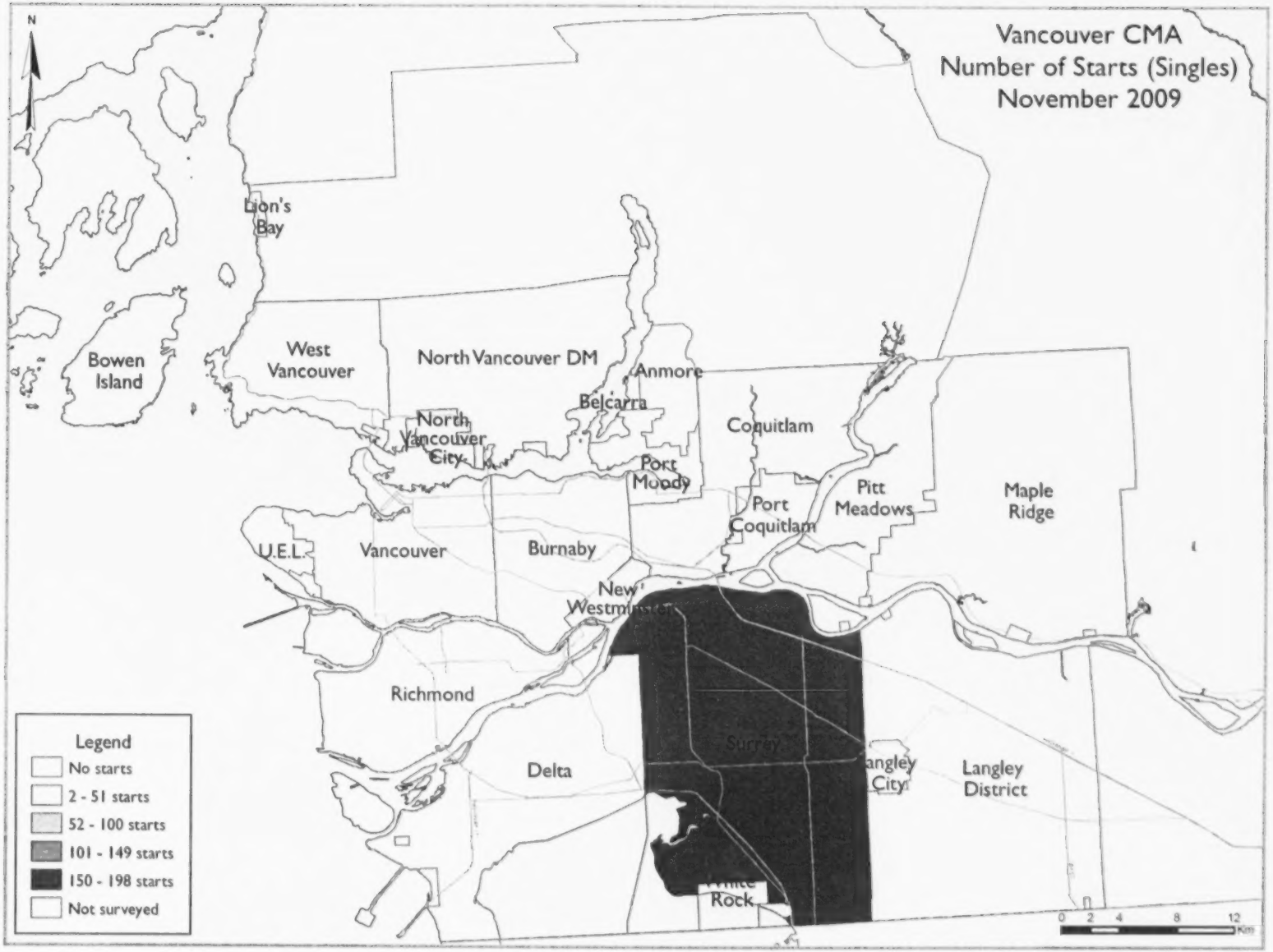
The number of completed and unsold homes in the Vancouver CMA has been trending lower for several months; in fact, the inventory of completed and unsold detached homes is at its lowest since October 2006. A sustained up-tick in the resale market, combined with fewer unsold new homes will provide builders who may have been sitting on the sidelines, with the impetus to start building again.

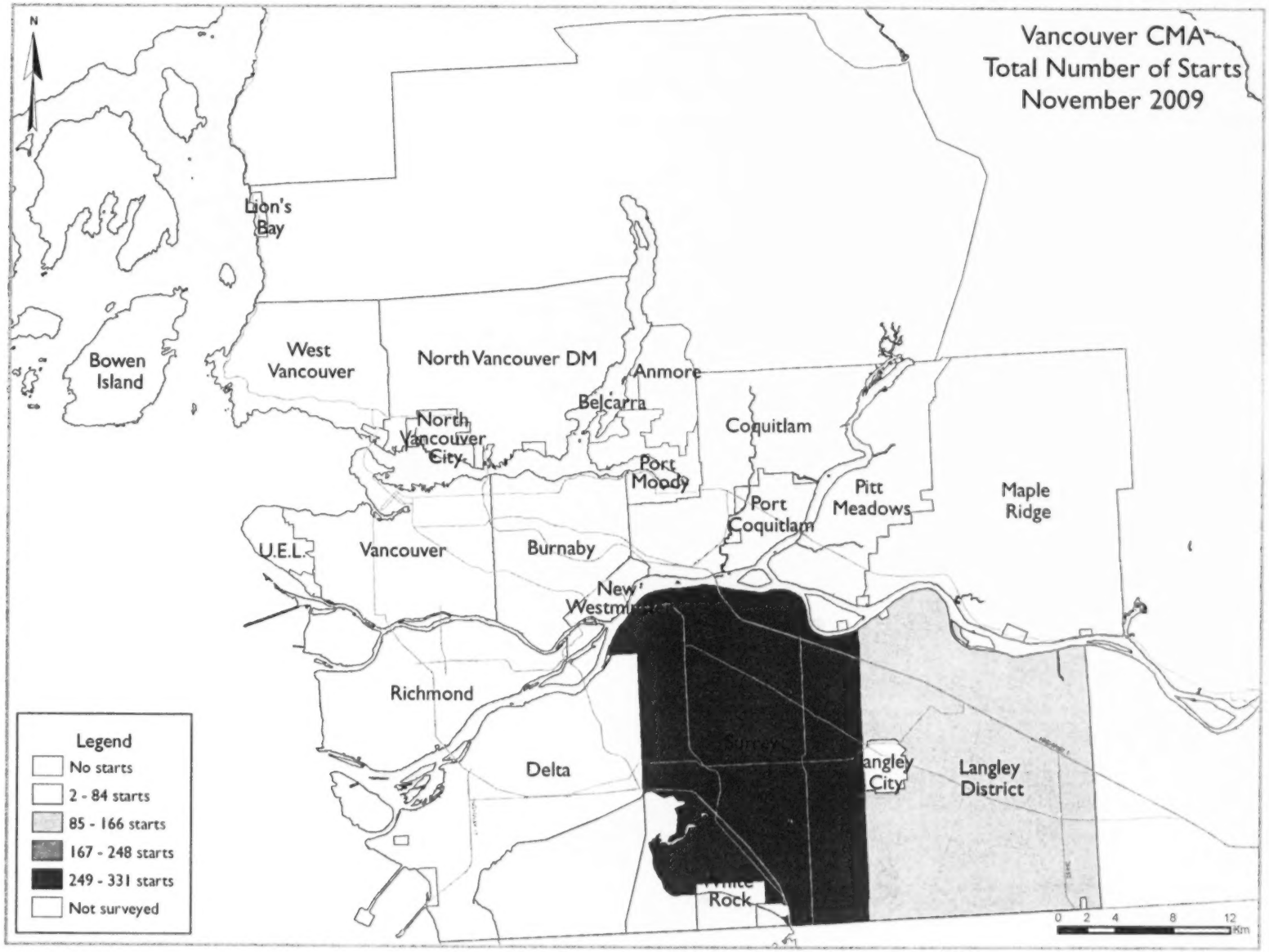
Abbotsford CMA New Housing Activity

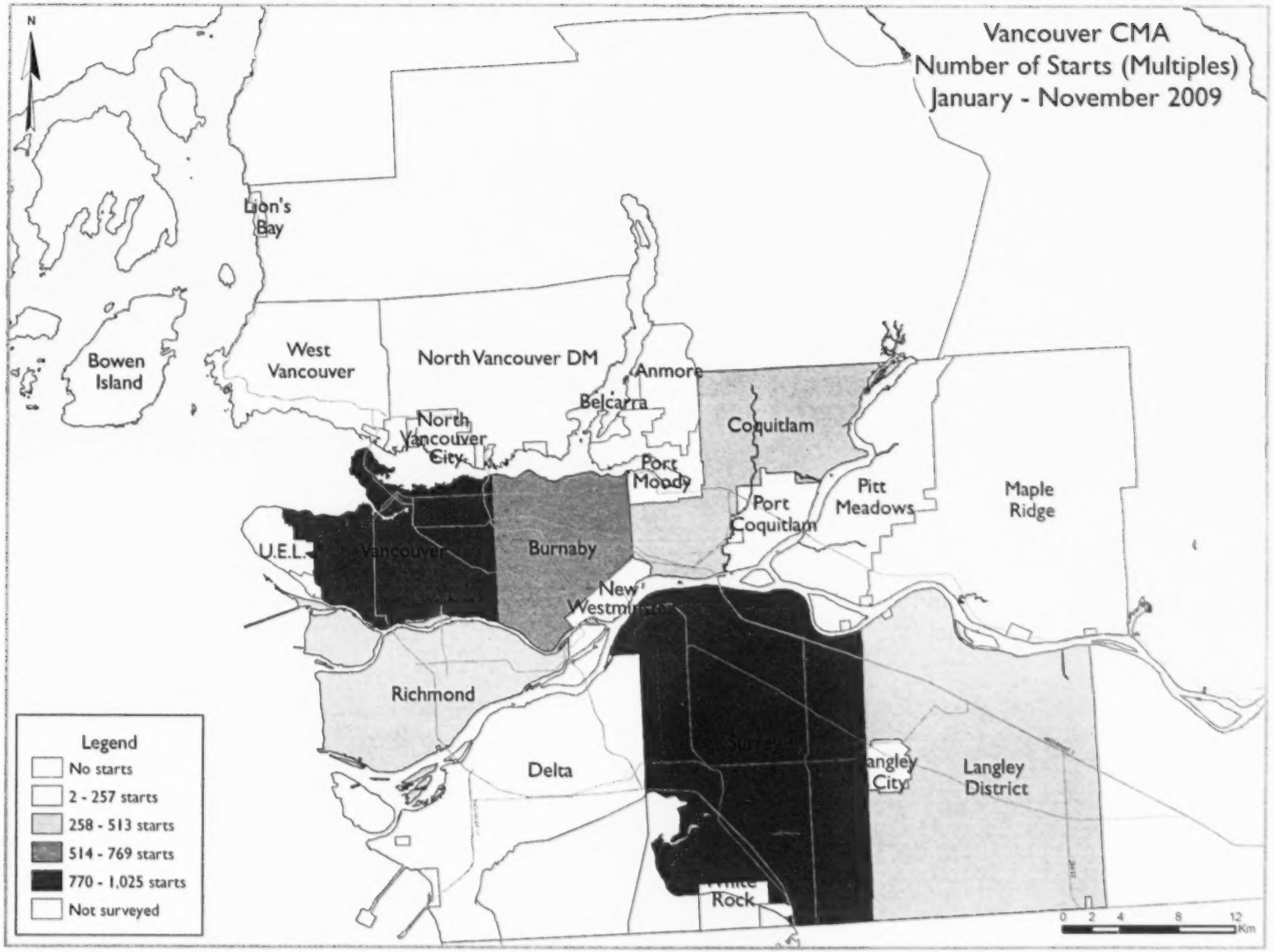
New home starts in the Abbotsford CMA have been subdued this year. Foundations have been laid for just 334 homes so far this year compared to 1,261 starts in the first eleven months of last year. There are currently half as many units under construction than in November 2008.

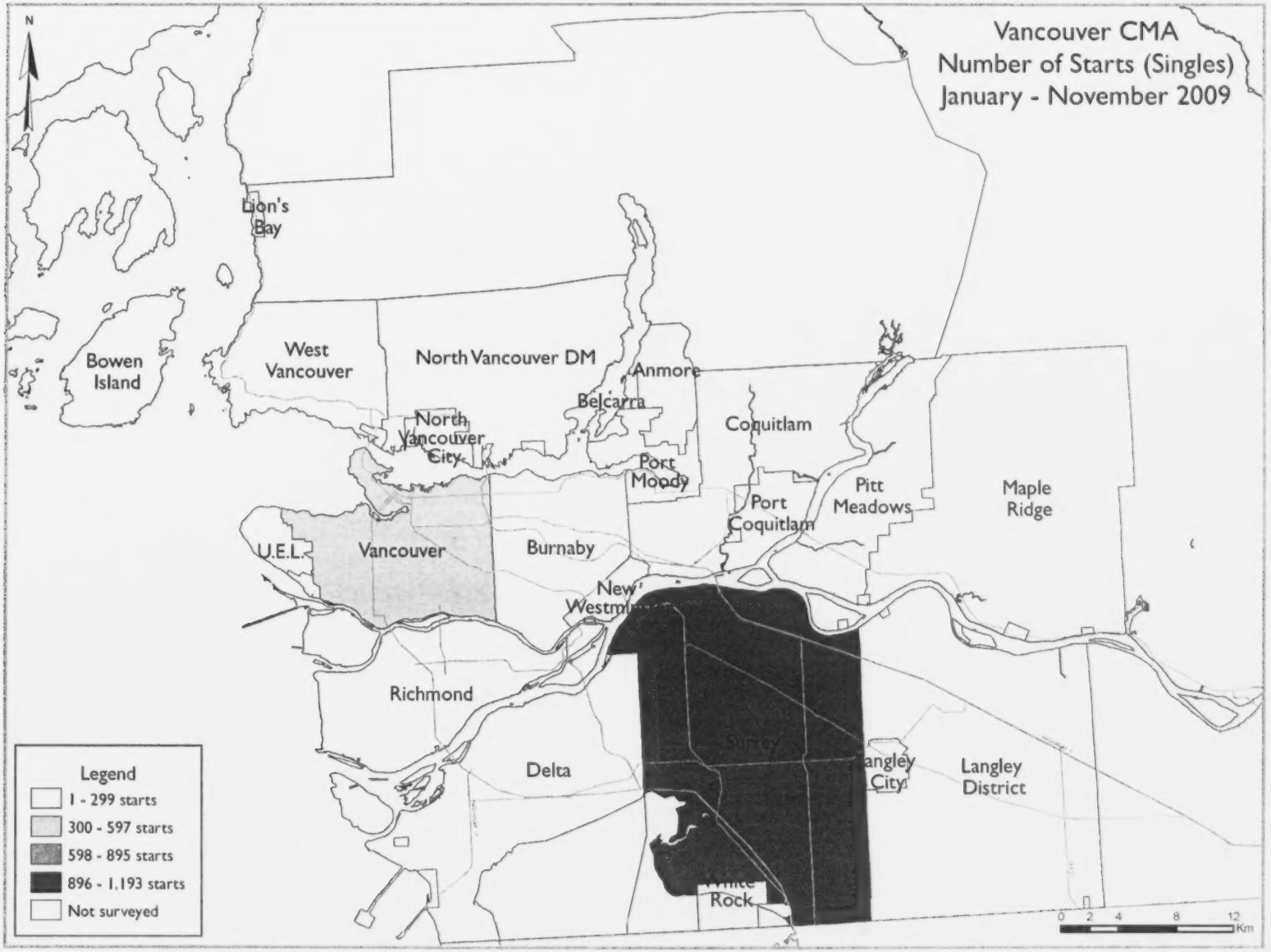
Provincial home starts jumped to 17,200 units, seasonally adjusted at annual rates in November, compared to 16,200 in October. At the national level housing starts also increased with 158,500 units, seasonally adjusted at annual rates in November, up from 157,400 units in October.

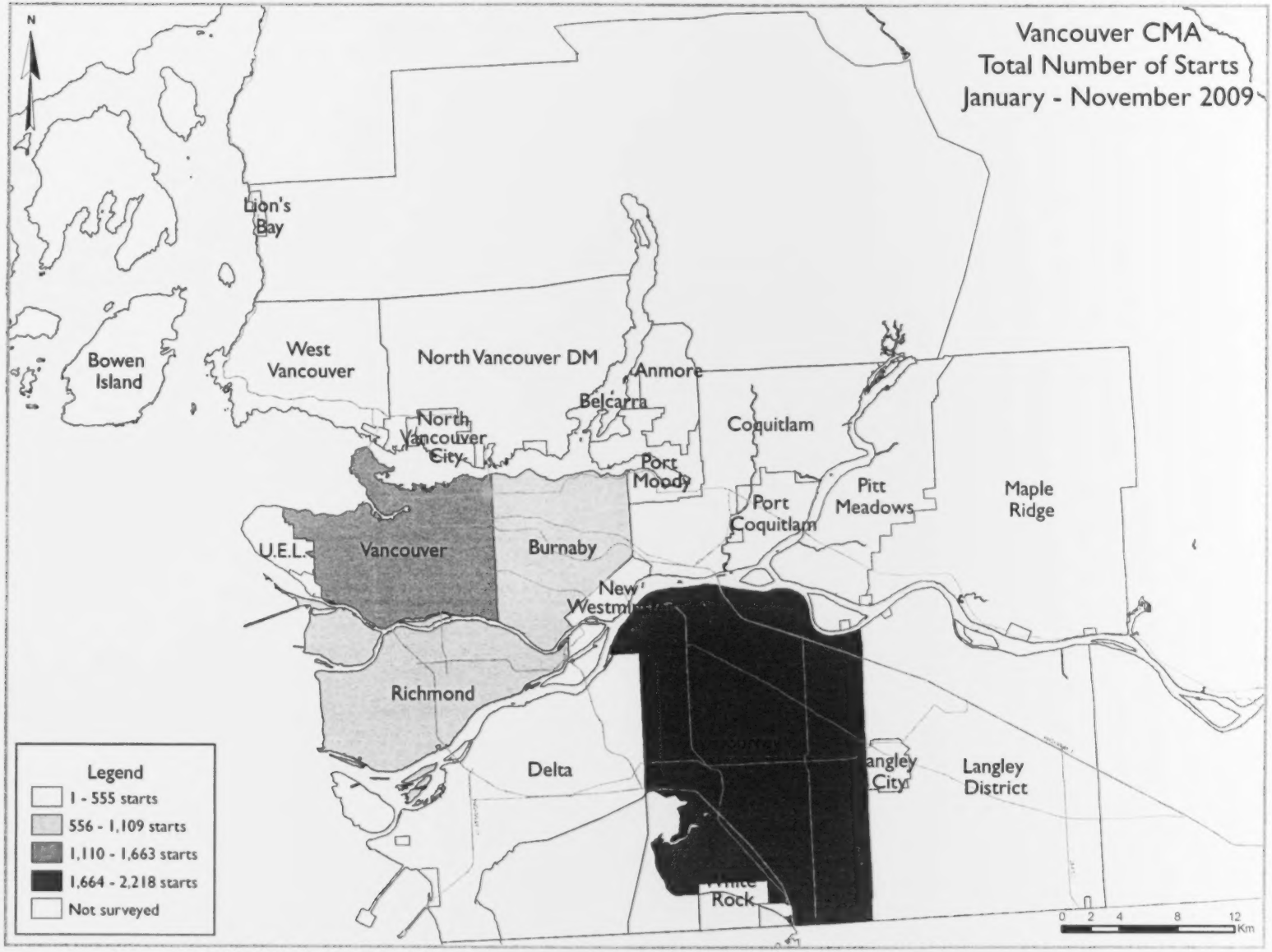

Vancouver CMA
Number of Starts (Multiples)
November 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 34 starts
35 - 67 starts
68 - 100 starts
101 - 133 starts
Not surveyed
0 2 4 8 12
Km

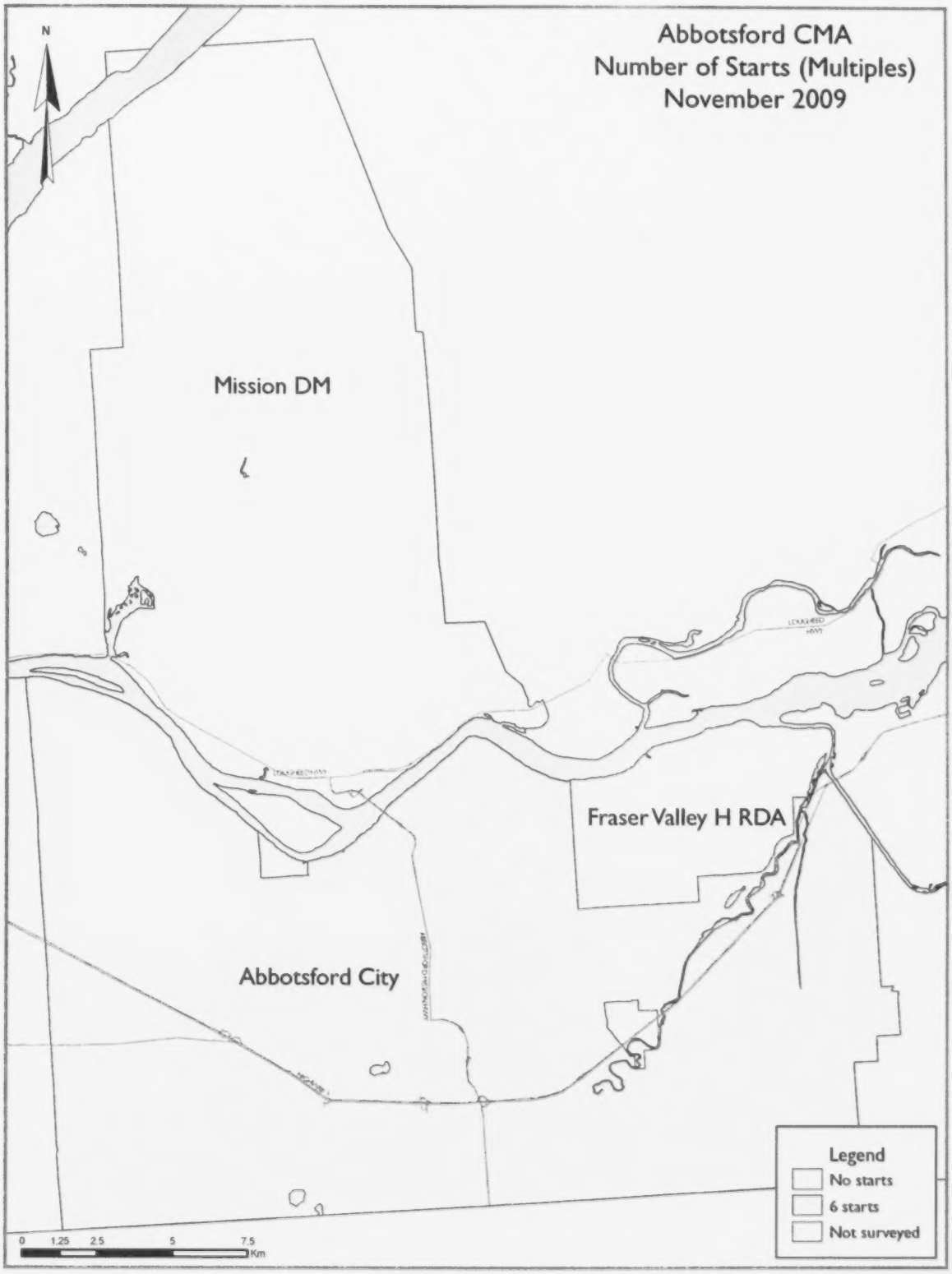

Vancouver CMA
Number of Starts (Singles)
November 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 51 starts
52 - 100 starts
101 - 149 starts
150 - 198 starts
Not surveyed
0 2 4 8 12
Km

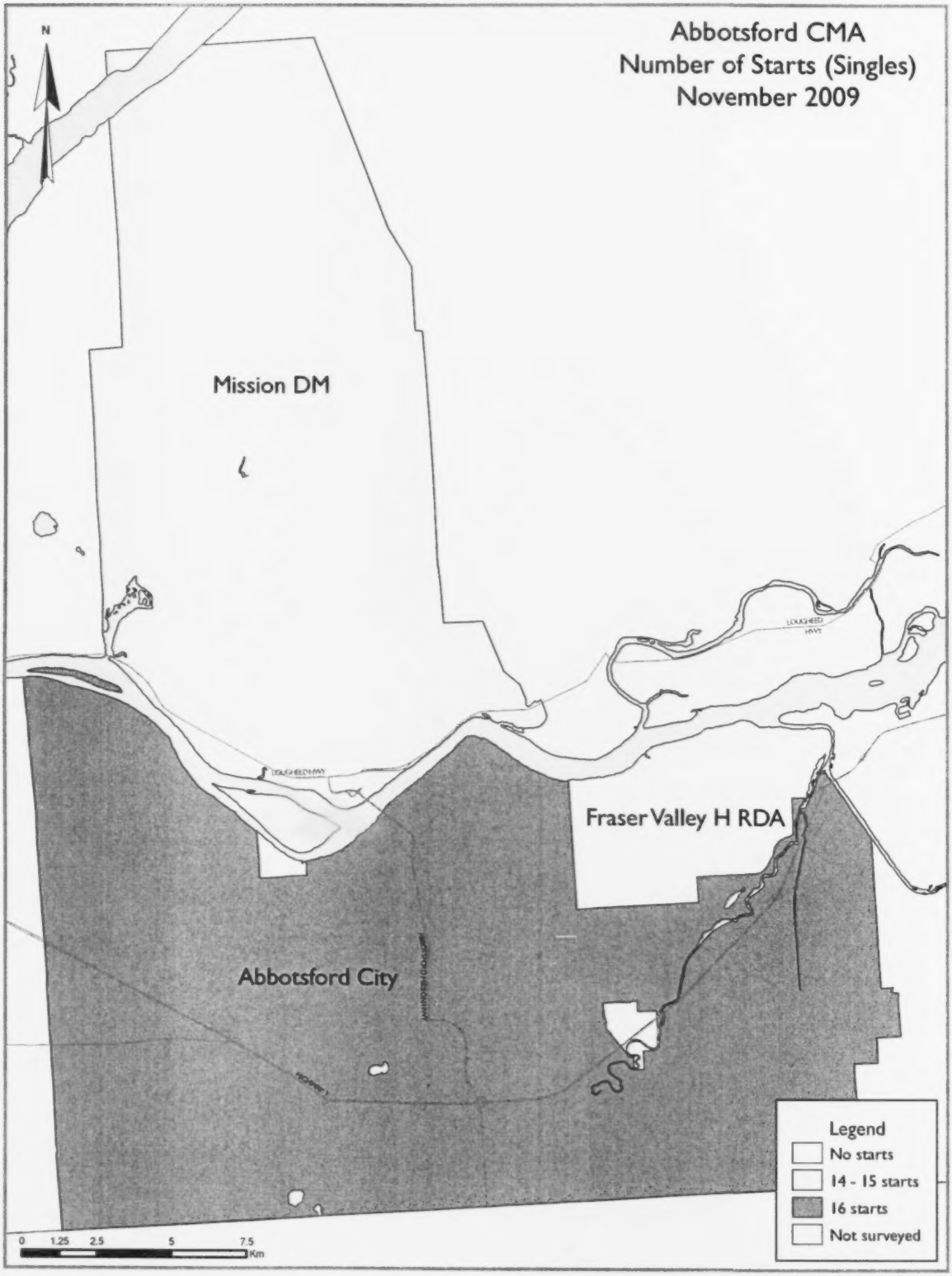

Vancouver CMA
Total Number of Starts
November 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 84 starts
85 - 166 starts
167 - 248 starts
249 - 331 starts
Not surveyed
0 2 4 8 12
Km

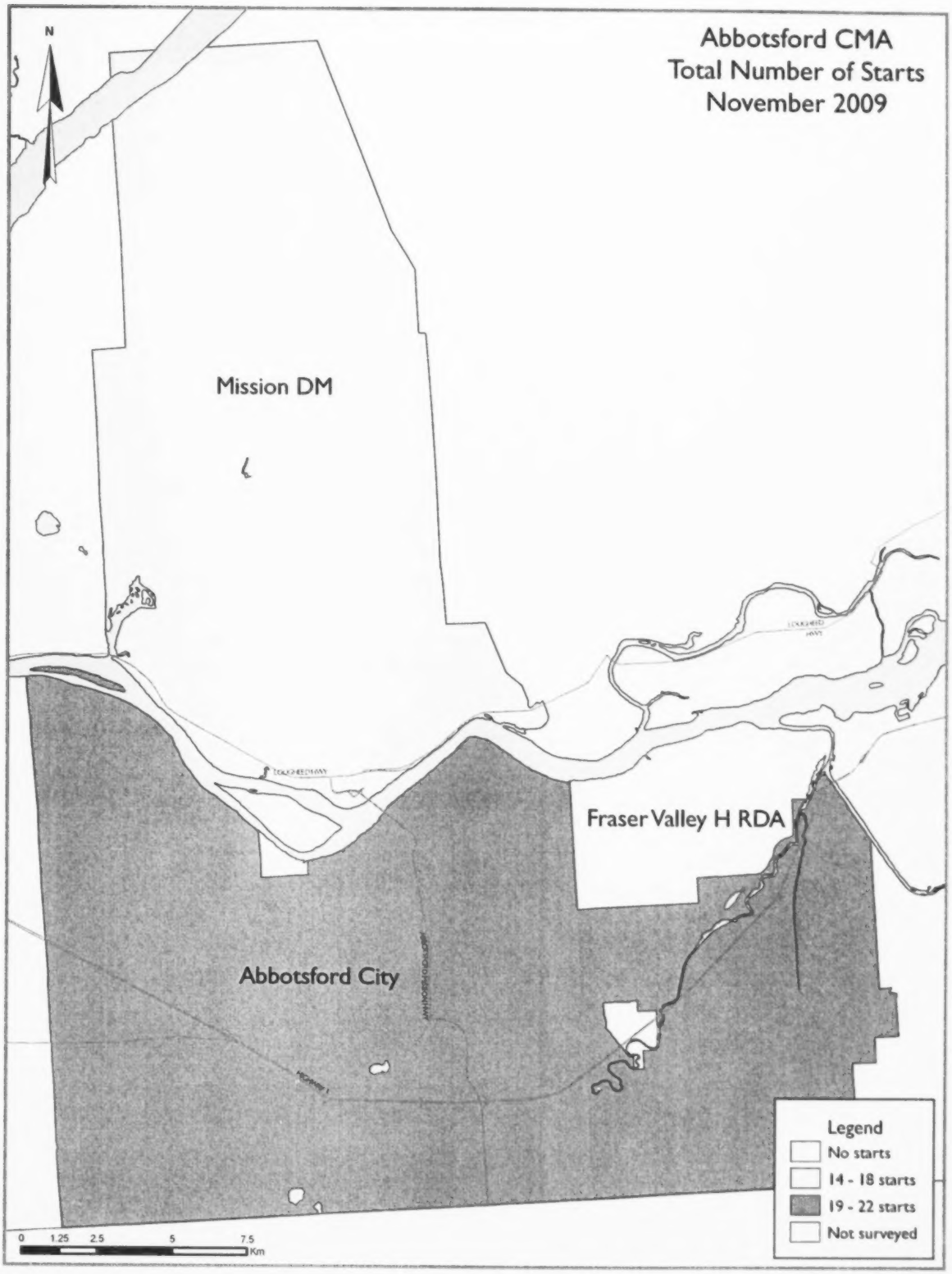

Vancouver CMA
Number of Starts (Multiples)
January - November 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 257 starts
258 - 513 starts
514 - 769 starts
770 - 1,025 starts
Not surveyed
0 2 4 8 12
Km

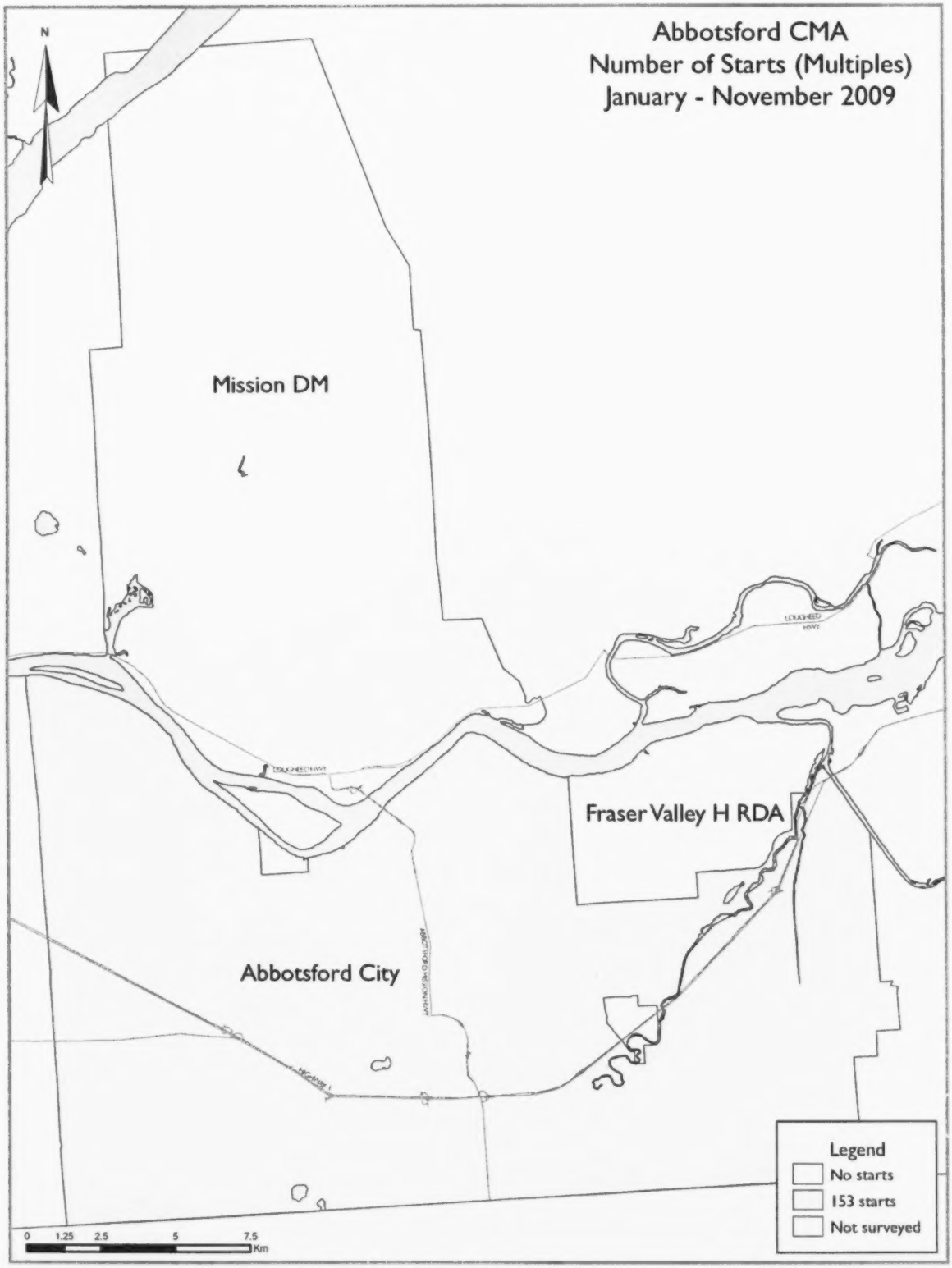

Vancouver CMA
Number of Starts (Singles)
January - November 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
1 - 299 starts
300 - 597 starts
598 - 895 starts
896 - 1,193 starts
Not surveyed
0 2 4 8 12 Km

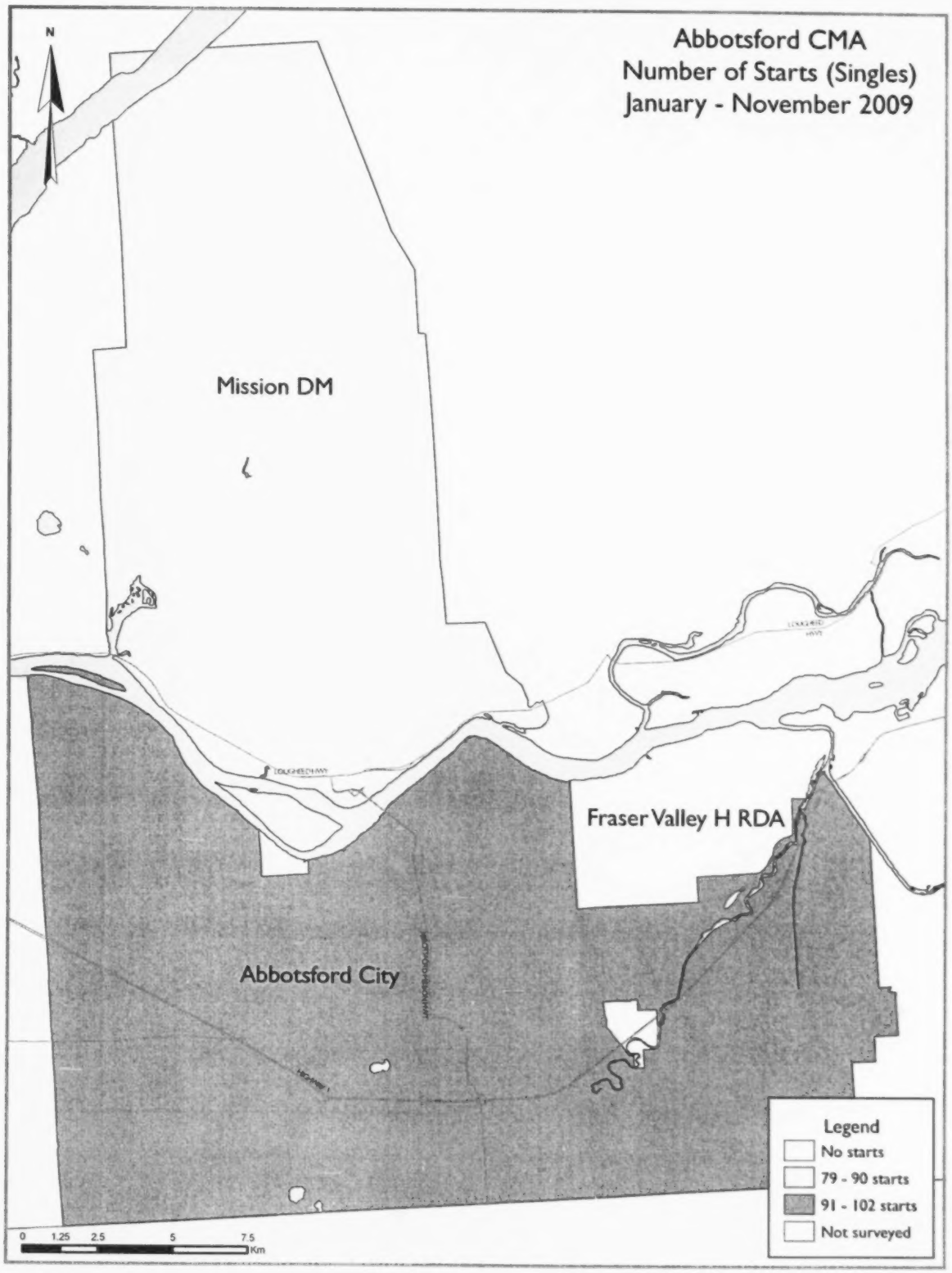

Vancouver CMA
Total Number of Starts
January - November 2009
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
1 - 555 starts
556 - 1,109 starts
1,110 - 1,663 starts
1,664 - 2,218 starts
Not surveyed
0 2 4 8 12
Km

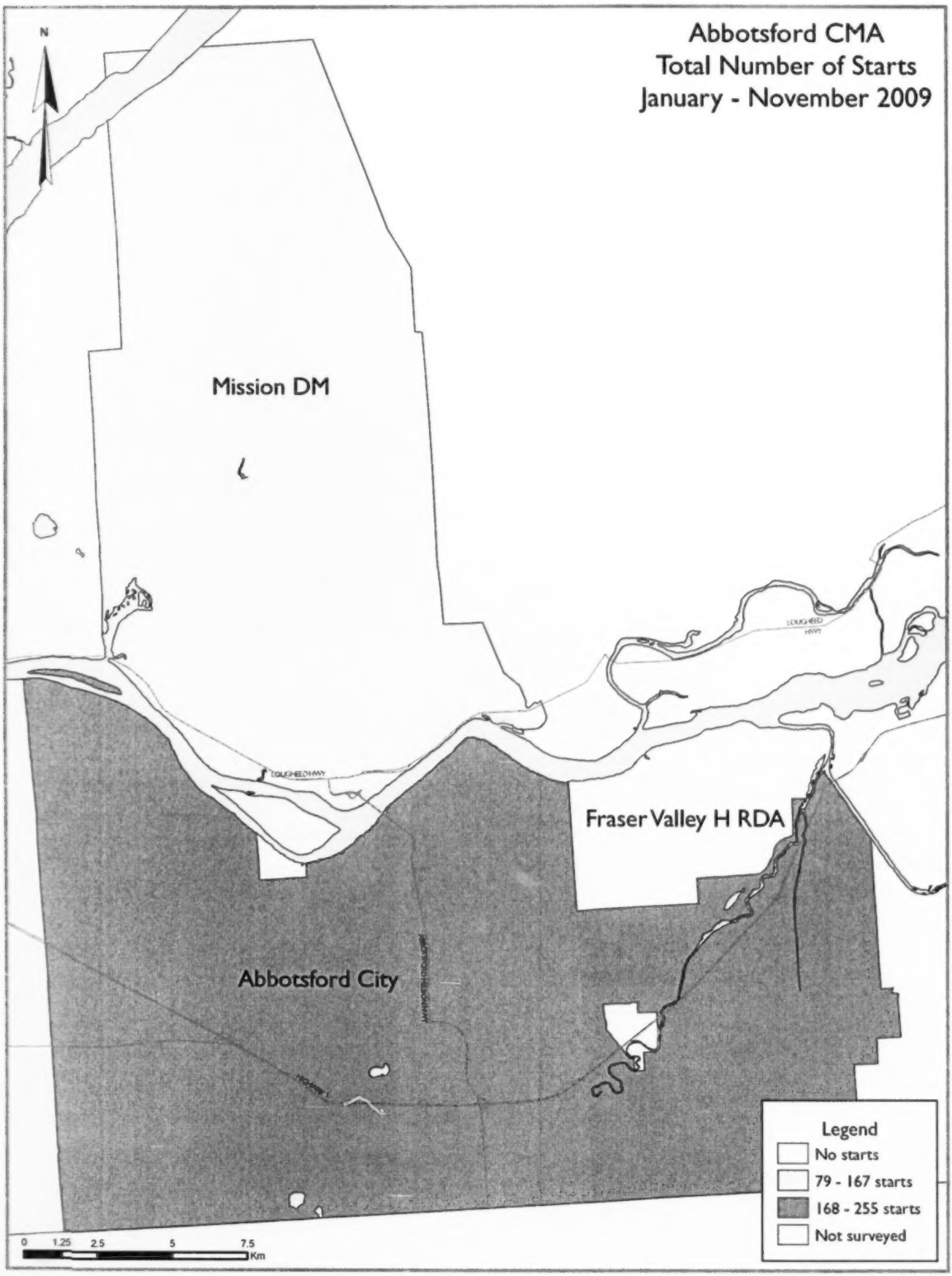

Abbotsford CMA
Number of Starts (Multiples)
November 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
6 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
November 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
14 - 15 starts
16 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
November 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
14 - 18 starts
19 - 22 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - November 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
153 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - November 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
79 - 90 starts
91 - 102 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - November 2009
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
79 - 167 starts
168 - 255 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	396	22	84	0	187	62	5	37	793
November 2008	243	22	42	0	171	458	2	35	973
% Change	**63.0**	**0.0**	**100.0**	**n/a**	**9.4**	**-86.5**	**150.0**	**5.7**	**-18.5**
Year-to-date 2009	2,584	158	561	13	1,678	1,907	27	396	7,329
Year-to-date 2008	3,438	365	687	29	2,504	10,862	19	579	18,483
% Change	**-24.8**	**-56.7**	**-18.3**	**-55.2**	**-33.0**	**-82.4**	**42.1**	**-31.6**	**-60.3**
UNDER CONSTRUCTION									
November 2009	2,743	180	667	23	2,008	11,616	14	824	18,075
November 2008	3,230	295	592	40	2,604	18,332	11	931	26,035
% Change	**-15.1**	**-39.0**	**12.7**	**-42.5**	**-22.9**	**-36.6**	**27.3**	**-11.5**	**-30.6**
COMPLETIONS									
November 2009	245	28	58	14	128	848	0	29	1,350
November 2008	286	30	52	4	285	726	8	237	1,628
% Change	**-14.3**	**-6.7**	**11.5**	******	**-55.1**	**16.8**	**-100.0**	**-87.8**	**-17.1**
Year-to-date 2009	2,960	267	500	25	2,284	8,028	40	722	14,826
Year-to-date 2008	3,360	298	390	78	2,350	10,520	19	530	17,545
% Change	**-11.9**	**-10.4**	**28.2**	**-67.9**	**-2.8**	**-23.7**	**110.5**	**36.2**	**-15.5**
COMPLETED & NOT ABSORBED									
November 2009	606	72	81	3	291	686	0	54	1,793
November 2008	1,086	146	132	21	359	480	0	37	2,261
% Change	**-44.2**	**-50.7**	**-38.6**	**-85.7**	**-18.9**	**42.9**	**n/a**	**45.9**	**-20.7**
ABSORBED									
November 2009	325	44	106	17	131	728	0	44	1,395
November 2008	219	16	32	0	210	639	8	224	1,348
% Change	**48.4**	**175.0**	******	**n/a**	**-37.6**	**13.9**	**-100.0**	**-80.4**	**3.5**
Year-to-date 2009	3,458	338	553	48	2,360	7,896	40	616	15,309
Year-to-date 2008	3,038	231	311	76	2,146	10,192	79	503	16,576
% Change	**13.8**	**46.3**	**77.8**	**-36.8**	**10.0**	**-22.5**	**-49.4**	**22.5**	**-7.6**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2009	20	10	0	0	18	0	0	0	48
November 2008	18	4	0	0	0	91	0	0	113
Delta									
November 2009	18	0	0	0	29	0	0	4	51
November 2008	20	2	0	0	50	0	0	2	74
Langley									
November 2009	24	0	24	0	37	62	5	0	152
November 2008	13	0	2	0	4	86	2	0	107
Maple Ridge / Pitt Meadows									
November 2009	30	0	0	0	0	0	0	0	30
November 2008	18	2	0	0	0	0	0	0	20
New Westminster									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	4	0	0	0	0	73	0	0	77
North Vancouver									
November 2009	11	2	2	0	0	0	0	0	15
November 2008	5	2	2	0	0	0	0	0	9
Richmond									
November 2009	5	0	8	0	0	0	0	0	13
November 2008	11	0	10	0	15	38	0	0	74
Surrey									
November 2009	198	0	20	0	80	0	0	33	331
November 2008	102	0	0	0	33	51	0	33	219
Tri-Cities									
November 2009	26	2	20	0	23	0	0	0	71
November 2008	15	4	20	0	31	0	0	0	70
University Endowment Lands									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2009	44	8	8	0	0	0	0	0	60
November 2008	32	8	6	0	38	119	0	0	203
West Vancouver									
November 2009	5	0	0	0	0	0	0	0	5
November 2008	5	0	0	0	0	0	0	0	5
White Rock									
November 2009	5	0	2	0	0	0	0	0	7
November 2008	0	0	2	0	0	0	0	0	2
Vancouver CMA									
November 2009	396	22	84	0	187	62	5	37	793
November 2008	243	22	42	0	171	458	2	35	973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2009	125	44	0	0	83	915	5	0	1,172
November 2008	166	64	0	0	207	2,028	0	0	2,465
Delta									
November 2009	85	0	0	0	46	51	0	7	189
November 2008	144	2	0	0	100	0	0	12	258
Langley									
November 2009	167	6	104	0	185	286	6	0	754
November 2008	368	8	70	0	85	473	2	1	1,007
Maple Ridge / Pitt Meadows									
November 2009	170	2	0	1	137	144	0	2	456
November 2008	238	4	0	1	38	409	0	0	690
New Westminster									
November 2009	32	0	0	6	0	692	0	0	730
November 2008	27	6	0	0	4	997	0	0	1,034
North Vancouver									
November 2009	73	18	18	3	142	573	0	0	827
November 2008	108	18	24	0	47	722	0	32	951
Richmond									
November 2009	141	4	194	2	255	886	0	4	1,486
November 2008	174	8	172	9	271	1,713	3	6	2,356
Surrey									
November 2009	1,133	10	38	11	822	2,427	0	136	4,577
November 2008	1,099	26	24	30	1,203	3,504	0	157	6,043
Tri-Cities									
November 2009	164	10	134	0	148	922	0	0	1,378
November 2008	102	30	156	0	278	1,838	0	67	2,471
University Endowment Lands									
November 2009	10	0	0	0	4	137	0	180	331
November 2008	7	0	0	0	80	93	0	77	257
Vancouver City									
November 2009	438	74	139	0	186	4,506	3	495	5,841
November 2008	525	115	94	0	278	6,295	6	579	7,892
West Vancouver									
November 2009	125	12	0	0	0	33	0	0	170
November 2008	182	14	0	0	8	33	0	0	237
White Rock									
November 2009	17	0	38	0	0	44	0	0	99
November 2008	9	0	52	0	5	227	0	0	293
Vancouver CMA									
November 2009	2,743	180	667	23	2,008	11,616	14	824	18,075
November 2008	3,230	295	592	40	2,604	18,332	11	931	26,035

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2009	9	8	0	0	0	0	0	0	17
November 2008	14	10	0	0	0	45	0	0	69
Delta									
November 2009	16	2	0	0	3	0	0	0	21
November 2008	10	0	0	0	15	0	0	1	26
Langley									
November 2009	40	0	6	0	8	156	0	0	210
November 2008	20	2	6	0	0	56	8	0	92
Maple Ridge / Pitt Meadows									
November 2009	23	0	0	0	6	0	0	8	37
November 2008	26	0	0	0	2	0	0	0	28
New Westminster									
November 2009	5	0	0	0	0	0	0	0	5
November 2008	0	0	0	0	0	0	0	0	0
North Vancouver									
November 2009	5	2	2	1	13	0	0	0	23
November 2008	12	2	2	0	4	35	0	0	55
Richmond									
November 2009	18	0	10	2	17	185	0	2	234
November 2008	18	0	20	0	46	293	0	0	377
Surrey									
November 2009	87	0	2	11	60	209	0	19	388
November 2008	142	0	6	0	139	121	0	128	536
Tri-Cities									
November 2009	5	8	34	0	17	74	0	0	138
November 2008	17	10	10	4	49	122	0	0	212
University Endowment Lands									
November 2009	0	0	0	0	0	0	0	108	108
November 2008	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2009	22	8	0	0	0	224	0	0	254
November 2008	21	6	2	0	30	54	0	0	113
West Vancouver									
November 2009	15	0	0	0	4	0	0	0	19
November 2008	6	0	0	0	0	0	0	0	6
White Rock									
November 2009	0	0	4	0	0	0	0	0	4
November 2008	0	0	6	0	0	0	0	0	6
Vancouver CMA									
November 2009	245	28	58	14	128	848	0	29	1,350
November 2008	286	30	52	4	285	726	8	237	1,628

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
November 2009	58	13	0	0	9	23	0	0	103
November 2008	62	61	0	0	0	6	0	0	129
Delta									
November 2009	15	3	0	0	4	6	0	4	32
November 2008	22	4	0	0	8	8	0	0	42
Langley									
November 2009	31	2	6	2	19	20	0	0	80
November 2008	141	6	26	4	34	9	0	0	220
Maple Ridge / Pitt Meadows									
November 2009	64	0	0	0	8	58	0	0	130
November 2008	122	0	0	0	16	20	0	0	158
New Westminster									
November 2009	8	0	0	0	0	6	0	0	14
November 2008	10	1	0	0	0	1	0	0	12
North Vancouver									
November 2009	17	0	0	0	8	28	0	1	54
November 2008	31	5	0	0	13	15	0	0	64
Richmond									
November 2009	41	1	18	1	9	64	0	2	136
November 2008	64	0	28	0	48	49	0	0	189
Surrey									
November 2009	171	0	4	0	169	257	0	41	642
November 2008	379	0	8	13	181	146	0	21	748
Tri-Cities									
November 2009	13	8	26	0	13	42	0	0	102
November 2008	31	18	43	4	25	175	0	0	296
University Endowment Lands									
November 2009	1	0	0	0	15	37	0	6	59
November 2008	0	0	0	0	2	2	0	12	16
Vancouver City									
November 2009	134	44	17	0	29	126	0	0	350
November 2008	185	49	9	0	29	30	0	4	306
West Vancouver									
November 2009	44	1	0	0	3	2	0	0	50
November 2008	29	2	0	0	3	6	0	0	40
White Rock									
November 2009	2	0	10	0	5	17	0	0	34
November 2008	2	0	18	0	0	13	0	0	33
Vancouver CMA									
November 2009	606	72	81	3	291	686	0	54	1,793
November 2008	1,086	146	132	21	359	480	0	37	2,261

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2009	16	12	0	0	2	3	0	0	33
November 2008	2	5	0	0	0	52	0	0	59
Delta									
November 2009	16	0	0	0	2	0	0	0	18
November 2008	4	0	0	0	13	0	0	1	18
Langley									
November 2009	47	0	10	0	3	148	0	0	208
November 2008	19	2	10	0	1	47	8	0	87
Maple Ridge / Pitt Meadows									
November 2009	37	0	0	0	9	3	0	8	57
November 2008	18	0	0	0	3	4	0	0	25
New Westminster									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	0	1	0	0	0	0	0	0	1
North Vancouver									
November 2009	16	2	2	1	11	1	0	0	33
November 2008	6	1	2	0	0	32	0	0	41
Richmond									
November 2009	22	2	38	2	21	177	0	0	262
November 2008	12	0	8	0	12	261	0	0	293
Surrey									
November 2009	121	4	2	14	59	149	0	35	384
November 2008	113	1	2	0	114	124	0	127	481
Tri-Cities									
November 2009	11	12	52	0	20	82	0	0	177
November 2008	17	3	8	0	48	60	0	0	136
University Endowment Lands									
November 2009	0	0	0	0	0	1	0	1	2
November 2008	0	0	0	0	0	0	0	96	96
Vancouver City									
November 2009	24	11	0	0	0	156	0	0	191
November 2008	24	3	0	0	19	59	0	0	105
West Vancouver									
November 2009	11	1	0	0	4	1	0	0	17
November 2008	4	0	0	0	0	0	0	0	4
White Rock									
November 2009	0	0	2	0	0	7	0	0	9
November 2008	0	0	2	0	0	0	0	0	2
Vancouver CMA									
November 2009	325	44	106	17	131	728	0	44	1,395
November 2008	219	16	32	0	210	639	8	224	1,348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	9	7	2	0	7	0	0	91	18	98	-81.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	2	2	0	0	0	0	5	4	25.0
Burnaby - Central Park	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Remainder	6	7	6	2	11	0	0	0	23	9	155.6
Burnaby Total	20	18	10	4	18	0	0	91	48	113	-57.5
Coquitlam	26	14	2	16	23	19	12	16	63	65	-3.1
Delta - Tsawwassen	1	2	0	0	0	0	0	0	1	2	-50.0
Delta - Ladner	14	4	2	0	0	0	4	1	20	5	**
Delta - North	3	14	0	16	27	36	0	1	30	67	-55.2
Delta	18	20	2	16	27	36	4	2	51	74	-31.1
Langley City	0	0	0	0	0	0	62	86	62	86	-27.9
Langley District	29	15	0	0	37	4	24	2	90	21	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	18	0	2	0	0	0	0	27	20	35.0
New Westminster	8	4	0	0	0	0	0	73	8	77	-89.6
North Vancouver City	2	0	2	2	0	0	2	2	6	4	50.0
North Vancouver DM	9	5	0	0	0	0	0	0	9	5	80.0
Pitt Meadows	3	0	0	0	0	0	0	0	3	0	n/a
Port Coquitlam	0	0	0	0	0	0	8	4	8	4	100.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	5	11	0	2	0	13	8	48	13	74	-82.4
Surrey - South	41	11	0	0	18	14	2	0	61	25	144.0
Surrey - Cloverdale	61	51	0	6	34	7	43	82	138	146	-5.5
Surrey - North	87	33	0	6	0	0	8	2	95	41	131.7
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	9	7	0	0	28	0	0	0	37	7	**
Surrey Total	198	102	0	12	80	21	53	84	331	219	51.1
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	2	0	0	0	5	0	62	2	69	-97.1
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	5	3	0	0	0	0	0	0	5	3	66.7
Vancouver - Marpole	3	2	4	0	0	0	0	0	7	2	**
Vancouver - Eastside	15	13	2	4	0	0	8	4	25	21	19.0
Vancouver - Mt. Pleasant	0	0	2	2	0	8	0	0	2	10	-80.0
Vancouver - Strath/Grand	0	1	0	2	0	7	0	57	0	67	-100.0
Vancouver - Westside	19	10	0	0	0	18	0	2	19	30	-36.7
Vancouver Total	44	32	8	8	0	38	8	125	60	203	-70.4
West Vancouver	5	5	0	0	0	0	0	0	5	5	0.0
White Rock	5	0	0	0	0	0	2	2	7	2	**
Vancouver CMA	**401**	**245**	**24**	**62**	**185**	**131**	**183**	**535**	**793**	**973**	**-18.5**

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	9	17	0	0	0	0	0	0	9	17	-47.1
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	15	19	0	0	0	0	2	2	17	21	-19.0
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	33	64	4	18	47	10	9	401	93	493	-81.1
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	18	43	8	26	4	47	0	38	30	154	-80.5
Burnaby - Central Park	7	15	8	6	0	52	130	0	145	73	98.6
Burnaby - Remainder	61	87	36	72	36	71	240	666	373	896	-58.4
Burnaby Total	122	211	56	122	87	180	379	1,105	644	1,618	-60.2
Coquitlam	162	87	14	84	115	211	136	1,071	427	1,453	-70.6
Delta - Tsawwassen	7	17	2	0	0	0	0	1	9	18	-50.0
Delta - Ladner	48	51	2	4	3	3	8	9	61	67	-9.0
Delta - North	70	103	0	18	89	99	52	3	211	223	-5.4
Delta	125	171	4	22	92	102	60	13	281	308	-8.8
Langley City	2	1	0	0	36	0	160	118	198	119	66.4
Langley District	159	231	4	6	137	66	236	442	536	745	-28.1
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	179	293	8	54	96	0	2	37	285	384	-25.8
New Westminster	46	33	0	6	0	4	158	395	204	438	-53.4
North Vancouver City	13	21	8	20	11	31	10	300	42	372	-88.7
North Vancouver DM	52	83	50	0	63	0	47	167	212	250	-15.2
Pitt Meadows	14	36	12	2	8	0	0	144	34	182	-81.3
Port Coquitlam	4	19	0	2	60	82	24	125	88	228	-61.4
Port Moody	7	19	0	2	0	0	0	353	7	374	-98.1
Richmond	106	204	22	56	157	293	319	1,395	604	1,948	-69.0
Surrey - South	202	226	38	120	360	263	10	625	610	1,234	-50.6
Surrey - Cloverdale	408	407	4	10	128	402	234	511	774	1,330	-41.8
Surrey - North	505	583	0	38	109	241	93	202	707	1,064	-33.6
Surrey - Guildford	3	7	0	0	0	0	0	0	3	7	-57.1
Surrey - Whalley	75	79	0	4	49	87	0	1,290	124	1,460	-91.5
Surrey Total	1,193	1,302	42	172	646	993	337	2,628	2,218	5,095	-56.5
University Endowment Lands	5	2	0	2	0	11	137	77	142	92	54.3
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	15	261	2,059	261	2,076	-87.4
Vancouver - Kitsilano	3	12	4	0	0	5	47	204	54	221	-75.6
Vancouver - False Creek	0	1	2	0	0	56	0	931	2	988	-99.8
Vancouver - Granville/Oak	3	3	0	18	0	10	0	21	3	52	-94.2
Vancouver - Kerrisdale	27	57	0	0	0	0	33	2	60	59	1.7
Vancouver - Marpole	20	52	8	16	0	3	2	6	30	77	-61.0
Vancouver - Eastside	175	313	38	60	13	10	89	291	315	674	-53.3
Vancouver - Mt. Pleasant	2	6	16	29	16	18	9	60	43	113	-61.9
Vancouver - Strath/Grand	2	5	2	8	10	7	92	57	106	77	37.7
Vancouver - Westside	110	169	6	2	14	71	4	37	134	279	-52.0
Vancouver Total	342	618	76	135	53	195	762	3,668	1,233	4,616	-73.3
West Vancouver	47	109	0	14	0	0	0	33	47	156	-69.9
White Rock	14	7	0	0	0	5	84	52	98	64	53.1
Vancouver CMA	2,619	3,486	296	699	1,561	2,173	2,853	12,125	7,329	18,483	-60.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	0	0	0	0	91	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	11	0	0	0	0	0	0	0
Burnaby Total	18	0	0	0	0	91	0	0
Coquitlam	23	19	0	0	12	16	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	4	1
Delta - North	27	36	0	0	0	0	0	1
Delta	27	36	0	0	0	0	4	2
Langley City	0	0	0	0	62	86	0	0
Langley District	37	4	0	0	24	2	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	73	0	0
North Vancouver City	0	0	0	0	2	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	8	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	13	0	0	8	48	0	0
Surrey - South	18	14	0	0	0	0	2	0
Surrey - Cloverdale	34	7	0	0	20	51	23	31
Surrey - North	0	0	0	0	0	0	8	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	28	0	0	0	0	0	0	0
Surrey Total	80	21	0	0	20	51	33	33
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	5	0	0	0	62	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	8	4	0	0
Vancouver - Mt. Pleasant	0	8	0	0	0	0	0	0
Vancouver - Strath/Grand	0	7	0	0	0	57	0	0
Vancouver - Westside	0	18	0	0	0	2	0	0
Vancouver Total	0	38	0	0	8	125	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	2	0	0
Vancouver CMA	185	131	0	0	146	500	37	35

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	47	10	0	0	9	401	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	47	0	0	0	38	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	31	71	5	0	240	666	0	0
Burnaby Total	82	180	5	0	379	1,105	0	0
Coquitlam	115	211	0	0	136	1,071	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	3	3	0	0	0	0	8	9
Delta - North	89	99	0	0	51	0	1	3
Delta	92	102	0	0	51	0	9	13
Langley City	36	0	0	0	160	118	0	0
Langley District	137	66	0	0	236	442	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	91	0	0	0	0	37	2	0
New Westminster	0	4	0	0	158	395	0	0
North Vancouver City	11	31	0	0	10	300	0	0
North Vancouver DM	63	0	0	0	47	135	0	32
Pitt Meadows	8	0	0	0	0	144	0	0
Port Coquitlam	60	82	0	0	24	122	0	3
Port Moody	0	0	0	0	0	353	0	0
Richmond	157	293	0	0	319	1,389	0	6
Surrey - South	360	263	0	0	0	625	10	0
Surrey - Cloverdale	128	402	0	0	120	384	114	127
Surrey - North	109	241	0	0	66	150	27	52
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	49	87	0	0	0	1,290	0	0
Surrey Total	646	993	0	0	186	2,449	151	179
University Endowment Lands	0	11	0	0	91	0	46	77
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	15	0	0	156	1,972	105	87
Vancouver - Kitsilano	0	5	0	0	47	204	0	0
Vancouver - False Creek	0	56	0	0	0	749	0	182
Vancouver - Granville/Oak	0	10	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	3	0	0	2	6	0	0
Vancouver - Eastside	13	10	0	0	86	291	3	0
Vancouver - Mt. Pleasant	16	18	0	0	9	60	0	0
Vancouver - Strath/Grand	10	7	0	0	12	57	80	0
Vancouver - Westside	14	71	0	0	4	37	0	0
Vancouver Total	53	195	0	0	574	3,399	188	269
West Vancouver	0	0	0	0	0	33	0	0
White Rock	0	5	0	0	84	52	0	0
Vancouver CMA	1,551	2,173	5	0	2,457	11,546	396	579

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	11	7	7	91	0	0	18	98
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	4	0	0	0	0	5	4
Burnaby - Central Park	1	2	0	0	0	0	1	2
Burnaby - Remainder	12	9	11	0	0	0	23	9
Burnaby Total	30	22	18	91	0	0	48	113
Coquitlam	40	34	23	31	0	0	63	65
Delta - Tsawwassen	1	2	0	0	0	0	1	2
Delta - Ladner	14	4	2	0	4	1	20	5
Delta - North	3	16	27	50	0	1	30	67
Delta	18	22	29	50	4	2	51	74
Langley City	0	0	62	86	0	0	62	86
Langley District	48	15	37	4	5	2	90	21
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	20	0	0	0	0	27	20
New Westminster	8	4	0	73	0	0	8	77
North Vancouver City	6	4	0	0	0	0	6	4
North Vancouver DM	9	5	0	0	0	0	9	5
Pitt Meadows	3	0	0	0	0	0	3	0
Port Coquitlam	8	4	0	0	0	0	8	4
Port Moody	0	1	0	0	0	0	0	1
Richmond	13	21	0	53	0	0	13	74
Surrey - South	41	11	18	14	2	0	61	25
Surrey - Cloverdale	81	51	34	64	23	31	138	146
Surrey - North	87	33	0	6	8	2	95	41
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	9	7	28	0	0	0	37	7
Surrey Total	218	102	80	84	33	33	331	219
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	2	0	67	0	0	2	69
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	5	3	0	0	0	0	5	3
Vancouver - Marpole	7	2	0	0	0	0	7	2
Vancouver - Eastside	25	21	0	0	0	0	25	21
Vancouver - Mt. Pleasant	2	2	0	8	0	0	2	10
Vancouver - Strath/Grand	0	3	0	64	0	0	0	67
Vancouver - Westside	19	12	0	18	0	0	19	30
Vancouver Total	60	46	0	157	0	0	60	203
West Vancouver	5	5	0	0	0	0	5	5
White Rock	7	2	0	0	0	0	7	2
Vancouver CMA	**502**	**307**	**249**	**629**	**42**	**37**	**793**	**973**

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	9	17	0	0	0	0	9	17
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	17	21	0	0	0	0	17	21
Burnaby - Mountain	3	0	0	0	0	0	3	0
Burnaby - North	37	78	56	415	0	0	93	493
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2
Burnaby - South & East	26	69	4	85	0	0	30	154
Burnaby - Central Park	15	21	130	52	0	0	145	73
Burnaby - Remainder	97	159	271	737	5	0	373	896
Burnaby Total	178	329	461	1,289	5	0	644	1,618
Coquitlam	245	257	182	1,196	0	0	427	1,453
Delta - Tsawwassen	9	17	0	0	0	1	9	18
Delta - Ladner	48	51	5	7	8	9	61	67
Delta - North	70	105	140	115	1	3	211	223
Delta	127	173	145	122	9	13	281	308
Langley City	2	1	196	118	0	0	198	119
Langley District	254	310	263	416	19	19	536	745
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	179	295	99	89	2	0	285	384
New Westminster	40	39	164	399	0	0	204	438
North Vancouver City	31	67	11	305	0	0	42	372
North Vancouver DM	48	83	164	135	0	32	212	250
Pitt Meadows	14	38	20	144	0	0	34	182
Port Coquitlam	33	45	55	180	0	3	88	228
Port Moody	7	19	0	355	0	0	7	374
Richmond	258	431	346	1,511	0	6	604	1,948
Surrey - South	201	219	399	1,015	10	0	610	1,234
Surrey - Cloverdale	460	443	200	760	114	127	774	1,330
Surrey - North	505	585	175	427	27	52	707	1,064
Surrey - Guildford	3	7	0	0	0	0	3	7
Surrey - Whalley	75	83	49	1,377	0	0	124	1,460
Surrey Total	1,244	1,337	823	3,579	151	179	2,218	5,095
University Endowment Lands	5	2	91	13	46	77	142	92
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	1,987	105	87	261	2,076
Vancouver - Kitsilano	7	12	47	209	0	0	54	221
Vancouver - False Creek	2	1	0	805	0	182	2	988
Vancouver - Granville/Oak	3	21	0	31	0	0	3	52
Vancouver - Kerrisdale	27	59	33	0	0	0	60	59
Vancouver - Marpole	30	74	0	3	0	0	30	77
Vancouver - Eastside	299	443	10	231	6	0	315	674
Vancouver - Mt. Pleasant	18	35	25	78	0	0	43	113
Vancouver - Strath/Grand	4	13	22	64	80	0	106	77
Vancouver - Westside	118	181	16	98	0	0	134	279
Vancouver Total	508	841	534	3,506	191	269	1,233	4,616
West Vancouver	47	123	0	33	0	0	47	156
White Rock	54	59	44	5	0	0	98	64
Vancouver CMA	3,303	4,490	3,598	13,395	423	598	7,329	18,483

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	8	0	4	0	0	0	0	1	12	-91.7
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Remainder	5	6	8	6	0	0	0	45	13	57	-77.2
Burnaby Total	9	14	8	10	0	0	0	45	17	69	-75.4
Coquitlam	5	10	8	10	4	26	96	36	113	82	37.8
Delta - Tsawwassen	0	3	0	0	0	0	0	0	0	3	-100.0
Delta - Ladner	0	7	0	0	0	0	0	1	0	8	-100.0
Delta - North	16	0	2	0	3	15	0	0	21	15	40.0
Delta	16	10	2	0	3	15	0	1	21	26	-19.2
Langley City	0	0	0	0	0	0	86	56	86	56	53.6
Langley District	40	28	0	2	8	0	76	6	124	36	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	22	15	0	2	6	0	8	0	36	17	111.8
New Westminster	5	0	0	0	0	0	0	0	5	0	n/a
North Vancouver City	0	0	2	2	11	4	2	37	15	43	-65.1
North Vancouver DM	6	12	2	0	0	0	0	0	8	12	-33.3
Pitt Meadows	1	11	0	0	0	0	0	0	1	11	-90.9
Port Coquitlam	0	4	0	0	13	21	12	0	25	25	0.0
Port Moody	0	7	0	2	0	0	0	96	0	105	-100.0
Richmond	20	18	0	0	17	46	197	313	234	377	-37.9
Surrey - South	32	27	0	4	25	81	169	236	226	348	-35.1
Surrey - Cloverdale	27	47	0	6	12	35	59	13	98	101	-3.0
Surrey - North	28	58	0	0	12	13	2	6	42	77	-45.5
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	11	9	0	0	11	0	0	0	22	9	144.4
Surrey Total	98	142	0	10	60	129	230	255	388	536	-27.6
University Endowment Lands	0	0	0	0	0	0	0	108	0	108	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	224	12	224	12	**
Vancouver - Kitsilano	0	0	0	0	0	9	0	0	0	9	-100.0
Vancouver - False Creek	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Marpole	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Eastside	2	18	2	6	0	0	0	2	4	26	-84.6
Vancouver - Mt. Pleasant	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	13	0	0	0	13	-100.0
Vancouver - Westside	17	3	2	0	0	8	0	42	19	53	-64.2
Vancouver Total	22	21	8	6	0	30	224	56	254	113	124.8
West Vancouver	15	6	0	0	4	0	0	0	19	6	**
White Rock	0	0	0	0	0	0	4	6	4	6	-33.3
Vancouver CMA	259	298	30	44	126	271	935	1,015	1,350	1,628	-17.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	16	13	0	0	0	0	0	0	16	13	23.1
Belcarra	2	3	0	0	0	0	0	0	2	3	-33.3
Bowen Island	24	21	0	0	0	0	2	2	26	23	13.0
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	51	35	8	18	5	0	162	211	226	264	-14.4
Burnaby - Lougheed Mall	2	2	0	0	0	0	221	0	223	2	**
Burnaby - South & East	21	32	12	22	47	3	273	213	353	270	30.7
Burnaby - Central Park	13	9	4	6	48	12	0	214	65	241	-73.0
Burnaby - Remainder	66	58	56	78	106	61	440	1,094	668	1,291	-48.3
Burnaby Total	153	137	80	126	206	76	1,096	1,732	1,535	2,071	-25.9
Coquitlam	80	88	76	32	199	85	708	870	1,063	1,075	-1.1
Delta - Tsawwassen	15	12	2	2	0	0	1	0	18	14	28.6
Delta - Ladner	51	33	0	4	0	16	10	3	61	56	8.9
Delta - North	102	57	18	2	132	15	3	0	255	74	**
Delta	168	102	20	8	132	31	14	3	334	144	131.9
Langley City	2	4	0	0	0	0	187	56	189	60	**
Langley District	352	416	18	68	57	261	316	284	743	1,029	-27.8
Lion's Bay	4	1	0	0	0	0	0	0	4	1	**
Maple Ridge	237	328	12	58	16	95	203	428	468	909	-48.5
New Westminster	34	60	4	2	4	4	490	582	532	648	-17.9
North Vancouver City	20	18	8	20	17	58	77	735	122	831	-85.3
North Vancouver DM	74	91	12	2	0	4	167	0	253	97	160.8
Pitt Meadows	24	84	14	0	8	31	70	217	116	332	-65.1
Port Coquitlam	9	28	2	0	60	105	187	627	258	760	-66.1
Port Moody	17	48	0	2	0	92	355	696	372	838	-55.6
Richmond	150	226	50	52	162	217	1,118	1,228	1,480	1,723	-14.1
Surrey - South	204	264	36	28	221	316	352	395	813	1,003	-18.9
Surrey - Cloverdale	347	365	4	8	311	347	450	275	1,112	995	11.8
Surrey - North	482	507	36	16	215	140	260	7	993	670	48.2
Surrey - Guildford	5	9	0	0	0	16	0	157	5	182	-97.3
Surrey - Whalley	74	94	4	0	251	94	589	615	918	803	14.3
Surrey Total	1,112	1,239	80	52	998	913	1,651	1,449	3,841	3,653	5.1
University Endowment Lands	2	3	14	2	62	8	170	320	248	333	-25.5
Vancouver - West End	0	0	0	0	0	10	20	323	20	333	-94.0
Vancouver - Downtown	0	0	2	0	32	10	1,361	896	1,395	906	54.0
Vancouver - Kitsilano	11	3	0	4	0	35	45	10	56	52	7.7
Vancouver - False Creek	1	1	2	0	10	0	0	127	13	128	-89.8
Vancouver - Granville/Oak	2	1	16	2	6	4	212	144	236	151	56.3
Vancouver - Kerrisdale	41	21	0	0	9	0	59	51	109	72	51.4
Vancouver - Marpole	37	30	16	6	10	11	4	0	67	47	42.6
Vancouver - Eastside	161	252	36	50	10	17	242	483	449	802	-44.0
Vancouver - Mt. Pleasant	6	1	33	16	0	11	254	2	293	30	**
Vancouver - Strath/Grand	5	1	8	0	3	24	100	0	116	25	**
Vancouver - Westside	152	132	2	2	53	8	94	96	301	238	26.5
Vancouver Total	416	442	115	82	133	130	2,391	2,132	3,055	2,786	9.7
West Vancouver	98	99	2	28	8	12	0	17	108	156	-30.8
White Rock	6	6	2	2	5	0	48	52	61	60	1.7
Vancouver CMA	3,000	3,457	509	536	2,067	2,122	9,250	11,430	14,826	17,545	-15.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	45	0	0
Burnaby Total	0	0	0	0	0	45	0	0
Coquitlam	4	26	0	0	96	36	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	3	15	0	0	0	0	0	0
Delta	3	15	0	0	0	0	0	1
Langley City	0	0	0	0	86	56	0	0
Langley District	8	0	0	0	76	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	0	0	0	0	0	8	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	11	4	0	0	2	37	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	13	21	0	0	12	0	0	0
Port Moody	0	0	0	0	0	96	0	0
Richmond	17	46	0	0	195	313	2	0
Surrey - South	25	81	0	0	167	121	2	115
Surrey - Cloverdale	12	35	0	0	44	6	15	7
Surrey - North	12	13	0	0	0	0	2	6
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	11	0	0	0	0	0	0	0
Surrey Total	60	129	0	0	211	127	19	128
University Endowment Lands	0	0	0	0	0	0	0	108
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	224	12	0	0
Vancouver - Kitsilano	0	9	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	2	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	13	0	0	0	0	0	0
Vancouver - Westside	0	8	0	0	0	42	0	0
Vancouver Total	0	30	0	0	224	56	0	0
West Vancouver	4	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	6	0	0
Vancouver CMA	126	271	0	0	906	778	29	237

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	211	0	0
Burnaby - Lougheed Mall	0	0	0	0	221	0	0	0
Burnaby - South & East	47	3	0	0	273	213	0	0
Burnaby - Central Park	48	12	0	0	0	214	0	0
Burnaby - Remainder	106	61	0	0	440	1,094	0	0
Burnaby Total	206	76	0	0	1,096	1,732	0	0
Coquitlam	199	85	0	0	642	870	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	16	0	0	0	0	10	3
Delta - North	132	15	0	0	0	0	3	0
Delta	132	31	0	0	0	0	14	3
Langley City	0	0	0	0	187	56	0	0
Langley District	57	261	0	0	316	284	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	95	0	0	195	428	8	0
New Westminster	4	4	0	0	490	582	0	0
North Vancouver City	17	58	0	0	75	735	2	0
North Vancouver DM	0	4	0	0	135	0	32	0
Pitt Meadows	8	31	0	0	70	217	0	0
Port Coquitlam	60	105	0	0	186	571	1	56
Port Moody	0	92	0	0	355	696	0	0
Richmond	159	217	3	0	1,116	1,225	2	3
Surrey - South	221	316	0	0	347	280	5	115
Surrey - Cloverdale	311	347	0	0	325	205	125	70
Surrey - North	215	140	0	0	150	0	110	7
Surrey - Guildford	0	16	0	0	0	157	0	0
Surrey - Whalley	235	94	16	0	589	615	0	0
Surrey Total	982	913	16	0	1,411	1,257	240	192
University Endowment Lands	62	8	0	0	93	212	77	108
Vancouver - West End	0	10	0	0	20	323	0	0
Vancouver - Downtown	26	10	6	0	1,089	896	272	0
Vancouver - Kitsilano	0	35	0	0	45	8	0	2
Vancouver - False Creek	10	0	0	0	0	0	0	127
Vancouver - Granville/Oak	6	4	0	0	212	144	0	0
Vancouver - Kerrisdale	9	0	0	0	59	51	0	0
Vancouver - Marpole	10	11	0	0	4	0	0	0
Vancouver - Eastside	10	17	0	0	234	446	8	37
Vancouver - Mt. Pleasant	0	11	0	0	254	2	0	0
Vancouver - Strath/Grand	3	24	0	0	100	0	0	0
Vancouver - Westside	53	8	0	0	94	96	0	0
Vancouver Total	127	130	6	0	2,111	1,966	280	166
West Vancouver	8	12	0	0	0	17	0	0
White Rock	5	0	0	0	48	50	0	2
Vancouver CMA	2,042	2,122	25	0	8,528	10,900	722	530

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	0	0	0	0	0	3	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	12	0	0	0	0	1	12
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	13	12	0	45	0	0	13	57
Burnaby Total	17	24	0	45	0	0	17	69
Coquitlam	35	30	78	52	0	0	113	82
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	7	0	0	0	1	0	8
Delta - North	18	0	3	15	0	0	21	15
Delta	18	10	3	15	0	1	21	26
Langley City	0	0	86	56	0	0	86	56
Langley District	46	28	78	0	0	8	124	36
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	15	6	2	8	0	36	17
New Westminster	5	0	0	0	0	0	5	0
North Vancouver City	4	4	11	39	0	0	15	43
North Vancouver DM	5	12	3	0	0	0	8	12
Pitt Meadows	1	11	0	0	0	0	1	11
Port Coquitlam	12	4	13	21	0	0	25	25
Port Moody	0	3	0	102	0	0	0	105
Richmond	28	38	204	339	2	0	234	377
Surrey - South	21	27	203	206	2	115	226	348
Surrey - Cloverdale	29	53	54	41	15	7	98	101
Surrey - North	28	58	12	13	2	6	42	77
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	11	9	11	0	0	0	22	9
Surrey Total	89	148	280	260	19	128	388	536
University Endowment Lands	0	0	0	0	0	108	0	108
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	224	12	0	0	224	12
Vancouver - Kitsilano	0	0	0	9	0	0	0	9
Vancouver - False Creek	2	0	0	0	0	0	2	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	0	0	0	0	0	1	0
Vancouver - Marpole	1	0	0	0	0	0	1	0
Vancouver - Eastside	4	26	0	0	0	0	4	26
Vancouver - Mt. Pleasant	3	0	0	0	0	0	3	0
Vancouver - Strath/Grand	0	0	0	13	0	0	0	13
Vancouver - Westside	19	3	0	50	0	0	19	53
Vancouver Total	30	29	224	84	0	0	254	113
West Vancouver	15	6	4	0	0	0	19	6
White Rock	4	6	0	0	0	0	4	6
Vancouver CMA	331	368	990	1,015	29	245	1,350	1,628

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,500,000	1,454,636
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,515,000	1,458,733
Belcarra													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Bowen Island													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	3.7	4	14.8	7	25.9	15	55.6	27	800,000	816,444
Year-to-date 2008	0	0.0	0	0.0	9	47.4	3	15.8	7	36.8	19	620,000	741,895
Burnaby													
November 2009	0	0.0	0	0.0	2	12.5	2	12.5	12	75.0	16	864,000	945,175
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	3	1.8	42	25.5	120	72.7	165	800,000	883,561
Year-to-date 2008	0	0.0	0	0.0	0	0.0	31	27.7	81	72.3	112	838,500	921,145
Coquitlam													
November 2009	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,000,000	908,688
November 2008	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	42	51.2	40	48.8	82	735,000	821,903
Year-to-date 2008	2	2.6	23	30.3	2	2.6	15	19.7	34	44.7	76	729,900	781,641
Delta													
November 2009	0	0.0	0	0.0	9	56.3	7	43.8	0	0.0	16	579,900	608,694
November 2008	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	35	20.2	91	52.6	47	27.2	173	660,000	713,703
Year-to-date 2008	1	1.1	0	0.0	12	12.6	44	46.3	38	40.0	95	700,000	741,828
Langley City													
November 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
November 2009	0	0.0	5	10.9	23	50.0	11	23.9	7	15.2	46	572,000	608,657
November 2008	8	29.6	1	3.7	7	25.9	8	29.6	3	11.1	27	629,000	648,158
Year-to-date 2009	9	2.0	46	10.2	195	43.2	140	31.0	61	13.5	451	599,000	659,435
Year-to-date 2008	18	4.6	15	3.8	112	28.4	201	51.0	48	12.2	394	635,350	650,276

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
November 2009	1	2.8	7	19.4	20	55.6	8	22.2	0	0.0	36	561,500	555,728
November 2008	0	0.0	1	14.3	2	28.6	2	28.6	2	28.6	7	--	--
Year-to-date 2009	5	1.8	80	28.2	119	41.9	78	27.5	2	0.7	284	559,900	561,566
Year-to-date 2008	2	0.7	44	15.3	188	65.5	44	15.3	9	3.1	287	565,000	564,796
New Westminster													
November 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	10	28.6	20	57.1	5	14.3	35	648,000	665,543
Year-to-date 2008	5	6.3	15	18.8	36	45.0	22	27.5	2	2.5	80	530,900	562,706
North Vancouver City													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,345,000	1,255,167
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	1,125,000	1,198,313
North Vancouver DM													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,540,000	1,685,215
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	87	100.0	87	1,560,000	1,568,906
Year-to-date 2008	1	1.3	0	0.0	0	0.0	0	0.0	74	98.7	75	1,465,900	1,506,409
Pitt Meadows													
November 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2008	0	0.0	1	9.1	9	81.8	1	9.1	0	0.0	11	540,900	544,000
Year-to-date 2009	0	0.0	7	19.4	26	72.2	2	5.6	1	2.8	36	532,950	538,467
Year-to-date 2008	0	0.0	21	24.4	61	70.9	4	4.7	0	0.0	86	554,450	546,912
Port Coquitlam													
November 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	3	16.7	11	61.1	4	22.2	18	639,900	683,361
Year-to-date 2008	0	0.0	4	16.7	4	16.7	9	37.5	7	29.2	24	650,000	675,243
Port Moody													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	4	14.8	0	0.0	1	3.7	22	81.5	27	850,000	909,593
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	2.5	39	97.5	40	800,000	954,688
Richmond													
November 2009	0	0.0	0	0.0	2	8.3	0	0.0	22	91.7	24	1,034,000	1,156,000
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,080,000	1,225,000
Year-to-date 2009	0	0.0	0	0.0	4	2.3	23	13.4	145	84.3	172	1,090,000	1,106,535
Year-to-date 2008	0	0.0	0	0.0	1	0.5	35	16.8	172	82.7	208	1,000,000	1,078,364

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
November 2009	0	0.0	7	5.2	74	54.8	33	24.4	21	15.6	135	580,000	634,548
November 2008	0	0.0	3	2.7	43	38.1	40	35.4	27	23.9	113	649,900	727,381
Year-to-date 2009	5	0.4	90	6.7	554	41.2	359	26.7	336	25.0	1,344	609,900	694,542
Year-to-date 2008	0	0.0	73	6.6	335	30.5	317	28.8	375	34.1	1,100	673,500	748,506
University Endowment Lands													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Vancouver City													
November 2009	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	1,890,000	1,990,375
November 2008	0	0.0	0	0.0	0	0.0	5	20.8	19	79.2	24	950,000	1,288,125
Year-to-date 2009	2	0.4	0	0.0	3	0.6	25	5.4	435	93.5	465	1,498,000	1,622,506
Year-to-date 2008	0	0.0	0	0.0	4	1.0	24	5.8	386	93.2	414	1,000,000	1,352,806
West Vancouver													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	74	100.0	74	2,694,000	2,816,727
Year-to-date 2008	1	1.3	0	0.0	0	0.0	0	0.0	79	98.8	80	2,890,000	3,080,198
White Rock													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Vancouver CMA													
November 2009	1	0.3	19	5.6	132	38.9	69	20.4	118	34.8	339	635,000	885,178
November 2008	8	3.5	6	2.6	61	26.9	59	26.0	93	41.0	227	710,000	863,709
Year-to-date 2009	21	0.6	228	6.5	957	27.4	845	24.2	1,441	41.3	3,492	699,000	913,470
Year-to-date 2008	30	1.0	195	6.2	765	24.4	752	24.0	1,391	44.4	3,133	700,000	907,745

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2009						
Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	1,454,636	1,458,733	-0.3
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	816,444	741,895	10.0
Burnaby Total	945,175	--	n/a	883,561	921,145	-4.1
Coquitlam	908,688	--	n/a	821,903	781,641	5.2
Delta	608,694	--	n/a	713,703	741,828	-3.8
Langley City	--	--	n/a	--	--	n/a
Langley District	608,657	648,158	-6.1	659,435	650,276	1.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	555,728	--	n/a	561,566	564,796	-0.6
New Westminster	--	--	n/a	665,543	562,706	18.3
North Vancouver City	--	--	n/a	1,255,167	1,198,313	4.7
North Vancouver DM	1,685,215	--	n/a	1,568,906	1,506,409	4.1
Pitt Meadows	--	544,000	n/a	538,467	546,912	-1.5
Port Coquitlam	--	--	n/a	683,361	675,243	1.2
Port Moody	--	--	n/a	909,593	954,688	-4.7
Richmond	1,156,000	1,225,000	-5.6	1,106,535	1,078,364	2.6
Surrey Total	634,548	727,381	-12.8	694,542	748,506	-7.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,990,375	1,288,125	54.5	1,622,506	1,352,806	19.9
West Vancouver	--	--	n/a	2,816,727	3,080,198	-8.6
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	885,178	863,709	2.5	913,470	907,745	0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
November 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204
	August	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001
	September	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838
	November	323	7,786	4%	745,778	142	2,988	5%	442,320	410	5,562	7%	346,703
	December	350	6,374	5%	829,508	159	2,472	6%	483,970	417	6,347	7%	357,105
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1,626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1,378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September	1,432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October	1,493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777
	November	1,175	4,621	25%	903,496	523	1,651	32%	505,135	1,396	4,767	29%	426,059
	December												
	Q3 2008	1,934	8,368	8%	890,425	956	2,956	11%	510,152	2,475	7,656	11%	409,591
	Q3 2009	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Third Quarter 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2008	Q1	2,771	4,526	20%	905,503	1,313	1,570	28%	511,693	3,430	4,581	25%	413,020
	Q2	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q3	1,934	8,368	8%	808,944	956	2,956	11%	495,790	2,475	7,656	11%	386,520
	Q4	1,170	7,520	5%	800,164	525	2,857	6%	462,693	1,474	6,551	7%	363,549
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	Q3	4,436	5,552	27%	862,213	2,051	1,954	35%	493,714	4,664	4,782	33%	400,797
	Q4												
	YTD 2008	8,128	6,701	15%	878,305	3,876	2,309	20%	507,040	9,556	6,304	18%	404,984
	YTD 2009	10,502	5,914	20%	830,553	4,858	2,249	25%	479,259	11,082	5,298	24%	385,250

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta., Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
November 2009

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.6	110.2	1,248	3.9	67.7	768
	February	718	7.25	7.29	123.8	110.7	1,249	3.7	67.5	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.8	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,246	4.0	67.2	774
	May	679	6.15	6.65	124.3	113.2	1,243	4.1	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,241	4.2	66.9	786
	July	710	6.95	7.15	124.3	114.7	1,239	4.2	66.6	789
	August	691	6.65	6.85	124.2	114.5	1,241	4.2	66.6	786
	September	691	6.65	6.85	124.1	114.6	1,240	4.3	66.4	787
	October	713	6.35	7.20	122.7	113.4	1,241	4.4	66.5	795
	November	713	6.35	7.20	120.6	112.9	1,240	4.5	66.3	806
	December	685	5.60	6.75	120.6	111.9	1,237	4.8	66.3	815
2009	January	627	5.00	5.79	119.7	112.0	1,229	5.1	65.9	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.5	65.9	821
	March	613	4.50	5.55	114.9	112.6	1,220	6.1	66.0	816
	April	596	3.90	5.25	113.5	112.6	1,227	6.5	66.5	815
	May	596	3.90	5.25	114.0	113.3	1,231	6.8	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,240	6.9	67.2	809
	July	631	3.75	5.85	114.3	112.9	1,238	7.0	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,237	7.3	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,240	7.1	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,241	7.3	67.0	827
	November	616	3.60	5.59		113.1	1,240	7.5	67.0	823
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	29	0	6	0	0	0	1	0	36
November 2008	18	0	8	0	0	0	0	0	26
% Change	61.1	n/a	-25.0	n/a	n/a	n/a	n/a	n/a	38.5
Year-to-date 2009	178	0	74	2	23	56	1	0	334
Year-to-date 2008	315	2	76	27	147	694	0	0	1,261
% Change	-43.5	-100.0	-2.6	-92.6	-84.4	-91.9	n/a	n/a	-73.5
UNDER CONSTRUCTION									
November 2009	169	0	72	17	44	293	1	0	596
November 2008	240	0	74	24	123	694	0	0	1,155
% Change	-29.6	n/a	-2.7	-29.2	-64.2	-57.8	n/a	n/a	-48.4
COMPLETIONS									
November 2009	33	0	2	4	3	98	0	0	140
November 2008	29	0	6	32	21	0	0	0	88
% Change	13.8	n/a	-66.7	-87.5	-85.7	n/a	n/a	n/a	59.1
Year-to-date 2009	238	0	78	9	76	457	0	0	858
Year-to-date 2008	406	0	144	36	117	310	0	0	1,013
% Change	-41.4	n/a	-45.8	-75.0	-35.0	47.4	n/a	n/a	-15.3
COMPLETED & NOT ABSORBED									
November 2009	99	0	3	4	40	99	0	0	245
November 2008	156	0	40	12	26	24	0	0	258
% Change	-36.5	n/a	-92.5	-66.7	53.8	**	n/a	n/a	-5.0
ABSORBED									
November 2009	52	0	2	2	4	86	0	0	146
November 2008	25	0	4	23	11	0	0	0	63
% Change	108.0	n/a	-50.0	-91.3	-63.6	n/a	n/a	n/a	131.7
Year-to-date 2009	304	0	113	17	87	378	0	0	899
Year-to-date 2008	329	0	108	29	105	337	0	0	908
% Change	-7.6	n/a	4.6	-41.4	-17.1	12.2	n/a	n/a	-1.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
November 2009	15	0	6	0	0	0	1	0	22
November 2008	15	0	8	0	0	0	0	0	23
Fraser Valley H RDA									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Mission DM									
November 2009	14	0	0	0	0	0	0	0	14
November 2008	3	0	0	0	0	0	0	0	3
Abbotsford CMA									
November 2009	29	0	6	0	0	0	1	0	36
November 2008	18	0	8	0	0	0	0	0	26
UNDER CONSTRUCTION									
Abbotsford City									
November 2009	106	0	72	17	44	293	1	0	533
November 2008	158	0	74	24	95	694	0	0	1,045
Fraser Valley H RDA									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Mission DM									
November 2009	63	0	0	0	0	0	0	0	63
November 2008	82	0	0	0	28	0	0	0	110
Abbotsford CMA									
November 2009	169	0	72	17	44	293	1	0	596
November 2008	240	0	74	24	123	694	0	0	1,155
COMPLETIONS									
Abbotsford City									
November 2009	14	0	2	4	3	98	0	0	121
November 2008	15	0	6	32	0	0	0	0	53
Fraser Valley H RDA									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Mission DM									
November 2009	19	0	0	0	0	0	0	0	19
November 2008	14	0	0	0	21	0	0	0	35
Abbotsford CMA									
November 2009	33	0	2	4	3	98	0	0	140
November 2008	29	0	6	32	21	0	0	0	88

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2009	65	0	3	4	20	87	0	0	179
November 2008	85	0	40	12	14	12	0	0	163
Fraser Valley H RDA									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Mission DM									
November 2009	34	0	0	0	20	12	0	0	66
November 2008	71	0	0	0	12	12	0	0	95
Abbotsford CMA									
November 2009	99	0	3	4	40	99	0	0	245
November 2008	156	0	40	12	26	24	0	0	258
ABSORBED									
Abbotsford City									
November 2009	15	0	2	2	1	86	0	0	106
November 2008	22	0	4	23	0	0	0	0	49
Fraser Valley H RDA									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Mission DM									
November 2009	37	0	0	0	3	0	0	0	40
November 2008	3	0	0	0	11	0	0	0	14
Abbotsford CMA									
November 2009	52	0	2	2	4	86	0	0	146
November 2008	25	0	4	23	11	0	0	0	63

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Abbotsford City	16	15	0	0	0	0	6	8	22	23	-4.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	14	3	0	0	0	0	0	0	14	3	**
Abbotsford CMA	30	18	0	0	0	0	6	8	36	26	38.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	102	226	2	44	21	51	130	770	255	1,091	-76.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	79	116	0	2	0	52	0	0	79	170	-53.5
Abbotsford CMA	181	342	2	46	21	103	130	770	334	1,261	-73.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Abbotsford City	0	0	0	0	6	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	6	8	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	21	51	0	0	130	770	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford CMA	21	103	0	0	130	770	0	0

Table 2.4: Starts by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Abbotsford City	21	23	0	0	1	0	22	23
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	14	3	0	0	0	0	14	3
Abbotsford CMA	35	26	0	0	1	0	36	26

Table 2.5: Starts by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	173	275	81	816	1	0	255	1,091
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	79	118	0	52	0	0	79	170
Abbotsord CMA	252	393	81	868	1	0	334	1,261

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Abbotsford City	18	47	0	0	3	0	100	6	121	53	128.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	19	14	0	0	0	21	0	0	19	35	-45.7
Abbotsford CMA	37	61	0	0	3	21	100	6	140	88	59.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	153	290	34	8	40	83	535	454	762	835	-8.7
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	94	152	2	0	0	26	0	0	96	178	-46.1
Abbotsford CMA	247	442	36	8	40	109	535	454	858	1,013	-15.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Abbotsford City	3	0	0	0	100	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	21	0	0	0	0	0	0
Abbotsford DM	3	21	0	0	100	6	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	40	83	0	0	535	454	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	26	0	0	0	0	0	0
Abbotsford CMA	40	109	0	0	535	454	0	0

Table 3.4: Completions by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Abbotsford City	16	21	105	32	0	0	121	53
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	19	14	0	21	0	0	19	35
Abbotsford CMA	35	35	105	53	0	0	140	88

Table 3.5: Completions by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	222	398	540	437	0	0	762	835
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	94	152	2	26	0	0	96	178
Abbotsord CMA	316	550	542	463	0	0	858	1,013

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
November 2009	1	5.9	0	0.0	13	76.5	1	5.9	2	11.8	17	574,000	604,500
November 2008	6	13.3	17	37.8	4	8.9	3	6.7	4	8.9	45	498,000	528,278
Year-to-date 2009	8	4.3	42	22.7	25	13.5	25	13.5	25	13.5	185	549,900	588,075
Year-to-date 2008	7	3.0	52	22.1	33	14.0	32	13.6	33	14.0	235	545,000	584,544
Fraser Valley H RDA													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
November 2009	2	5.4	24	64.9	0	0.0	0	0.0	0	0.0	37	475,000	483,911
November 2008	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	3	2.2	101	74.8	1	0.7	1	0.7	1	0.7	135	469,000	484,092
Year-to-date 2008	2	1.6	97	78.9	0	0.0	0	0.0	0	0.0	123	479,000	485,447
Abbotsford CMA													
November 2009	3	5.6	24	44.4	2	3.7	1	1.9	2	3.7	54	504,500	521,874
November 2008	6	12.5	18	37.5	4	8.3	3	6.3	4	8.3	48	504,450	527,735
Year-to-date 2009	11	3.4	143	44.7	26	8.1	26	8.1	26	8.1	320	510,000	544,207
Year-to-date 2008	9	2.5	149	41.6	33	9.2	32	8.9	33	9.2	358	515,450	550,497

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2009						
Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	604,500	528,278	14.4	588,075	584,544	0.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	483,911	--	n/a	484,092	485,447	-0.3
Abbotsford CMA	521,874	527,735	-1.1	544,207	550,497	-1.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
November 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	907	-3.1	1,428	2,593	2,828	50.5	428,117	10.6	445,182
	February	1,237	-9.0	1,289	2,487	2,614	49.3	436,824	7.6	449,440
	March	1,238	-25.4	1,249	3,023	2,805	44.5	443,590	5.4	445,532
	April	1,687	-0.5	1,271	3,982	3,072	41.4	439,188	2.7	434,388
	May	1,531	-25.1	1,208	3,482	2,829	42.7	432,679	-1.1	421,925
	June	1,328	-32.0	1,045	2,912	2,627	39.8	446,681	1.7	432,394
	July	1,216	-36.5	1,039	3,333	2,738	37.9	432,686	1.7	429,815
	August	874	-47.5	890	2,234	2,474	36.0	431,642	3.9	429,209
	September	924	-26.8	1,019	2,713	2,626	38.8	413,837	-3.4	418,510
	October	718	-48.4	796	2,444	2,408	33.1	414,553	-2.3	428,001
	November	483	-61.3	658	1,660	2,465	26.7	403,223	-1.2	411,099
	December	445	-50.8	696	963	2,340	29.7	410,603	-8.5	407,862
2009	January	361	-60.2	615	1,752	2,142	28.7	400,783	-6.4	411,996
	February	643	-48.0	708	2,004	2,240	31.6	392,138	-10.2	405,891
	March	932	-24.7	820	2,626	2,085	39.3	392,692	-11.5	393,773
	April	1,220	-27.7	971	2,210	2,030	47.8	409,168	-6.8	419,207
	May	1,415	-7.6	1,096	2,500	2,078	52.7	419,378	-3.1	408,216
	June	1,877	41.3	1,399	2,497	2,165	64.6	424,728	-4.9	409,892
	July	1,982	63.0	1,547	2,823	2,375	65.1	425,479	-1.7	424,539
	August	1,669	91.0	1,648	2,209	2,376	69.4	434,841	0.7	434,171
	September	1,488	61.0	1,667	2,321	2,265	73.6	436,754	5.5	440,155
	October	1,583	120.5	1,831	2,466	2,437	75.1	445,637	7.5	449,555
	November	1,409	191.7	1,855	1,833	2,544	72.9	431,678	7.1	443,476
	December									
	Q3 2008	3,014	-37.8		8,280			426,605	0.9	
	Q3 2009	5,139	70.5		7,353			431,784	1.2	
	YTD 2008	12,143	-29.1		30,863			432,557	2.4	
	YTD 2009	14,579	20.1		25,241			424,258	-1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
November 2009

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.3	109.9	86	3.7	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.3	756
	March	712	7.15	7.19	124.2	110.8	86	5.0	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.0	68.7	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.4	739
	June	710	6.95	7.15	123.7	113.6	89	4.3	69.5	748
	July	710	6.95	7.15	123.8	114.2	88	4.3	69.1	752
	August	691	6.65	6.85	123.7	114.0	89	4.4	69.8	740
	September	691	6.65	6.85	123.6	114.1	89	4.6	69.9	740
	October	713	6.35	7.20	122.2	112.8	90	4.9	70.3	740
	November	713	6.35	7.20	120.3	112.3	89	5.2	69.6	741
	December	685	5.60	6.75	120.2	111.4	88	5.5	69.5	737
2009	January	627	5.00	5.79	119.2	111.4	88	5.8	69.3	744
	February	627	5.00	5.79	115.9	111.9	88	6.2	69.4	752
	March	613	4.50	5.55	114.6	112.0	86	6.9	68.1	763
	April	596	3.90	5.25	113.3	112.1	84	7.0	67.2	754
	May	596	3.90	5.25	113.7	112.9	83	7.5	66.4	752
	June	631	3.75	5.85	112.8	112.8	84	8.2	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	9.0	68.6	764
	September	610	3.70	5.49	115.1	112.7	86	8.9	69.2	768
	October	630	3.80	5.84	115.8	112.1	88	8.0	69.8	774
	November	616	3.60	5.59		112.4	89	7.8	70.3	774
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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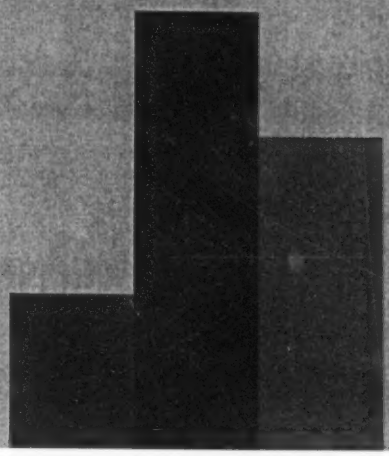

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